



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

October 14, 2010

TO: Wayne Rew, Chair
Pat Modugno, Vice Chair
Esther L. Valadez, Commissioner
Leslie G. Bellamy, Commissioner
Harold V. Helsley, Commissioner

FROM: *fy* Mr. Jodie Sackett, Senior Regional Planning Assistant
Land Divisions Section

SUBJECT: **PROJECT NO. TR068400-(5)**
GENERAL PLAN AMENDMENT CASE NO. 200700002
ZONE CHANGE CASE NO. 200700004
MOBILEHOME PERMIT CASE NO. 201000003
PARKING PERMIT CASE NO. 200800002
HOUSING PERMIT CASE NO. 201000001
CONDITIONAL USE PERMIT CASE NO. 200700073
VESTING TENTATIVE TRACT MAP NO. 068400
AGENDA ITEM NO. 10: OCTOBER 20, 2010

****SUPPLEMENTAL INFORMATION****

PROJECT DESCRIPTION

The applicant, Prime Enterprises LLC, proposes a residential subdivision to create six multi-family lots with 318 new residential condominium units in five phases (170 townhouse units in 23 three-story buildings and 148 multi-family units in two four-story towers), a community center, club house, pool, playground and village green on 12.1 gross acres. There is an existing mobilehome park on the project site proposed to be closed. The project site is located at 4241 E. Live Oak Avenue, in the unincorporated community of the South Monrovia Islands and the Fifth Supervisorial District of Los Angeles County.

PARKING PERMIT DESCRIPTION

Staff would like to clarify that the requested parking permit is for "shared and reciprocal parking among all lots", and not for "less than the required guest and handicapped parking on Lot Nos. 2, 3 and 4" as previously stated. When construction is completed, the project will have more than the required amount of onsite resident, guest and handicapped-accessible parking throughout the development.

ADDITIONAL MATERIALS

Staff has attached the following additional materials:

- a) Revised Conditions: Revised draft parking permit conditions of approval indicating that the request is for "shared and reciprocal parking among all proposed lots".
- b) Draft Exhibits: Draft exhibits associated with the draft Plan Amendment and Zone Change resolution documents previously submitted in the original hearing package.
- c) Updated Schedule: A revised construction progress schedule has been included as part of the requested CUP Development Program.
- d) Applicant Responses (Landscaping): Applicant responses to staff biologist comments regarding the conceptual landscaping plan compliance with Drought-Tolerant Ordinance standards.
- e) Additional Correspondence: All additional correspondence received since Thursday, October 7, 2010.

SMT:jds
10/14/10

- Attachments:
- (a) Revised draft parking permit conditions of approval
 - (b) Draft Plan Amendment and Zone Change exhibits
 - (c) Updated CUP Development Program (DP) progress schedule
 - (d) Applicant responses to comments on landscaping
 - (e) Additional correspondence

PROJECT NO. TR068400-(5)

10/20/10

RPC PUBLIC HEARING

ATTACHMENT A

**DEPARTMENT OF REGIONAL PLANNING
PROJECT NO. TR068400-(5)
PARKING PERMIT CASE NO. 200800002**

Exhibit "A" Date: January 7, 2009

DRAFT CONDITIONS:

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

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition No. 9, 20 and 22. Notwithstanding the foregoing, this Condition No. 2, and Condition Nos. 3, 4 and 20 shall be effective immediately upon final approval of this grant by the County.
3. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitation period. The County shall notify the permittee of any claim, action, or proceeding and the County shall fully cooperate in the defense.
4. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten (10) days of the filing pay Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
 - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the permittee in accordance with Los Angeles County Code ("County Code") Section 2.170.010.

5. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.

6. This grant shall expire unless used within two years after the recordation of a final map for Vesting Tentative Tract Map No. 068400. In the event that Vesting Tentative Tract Map No. 068400 should expire without the recordation of a final map, this grant shall terminate upon the expiration of the tentative map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.
7. Prior to the use of this grant, the terms and conditions of the grant shall be recorded in the office of the Los Angeles County Recorder. In addition, upon any transfer or lease of the property during the term of this grant, the permittee shall promptly provide a copy of the grant and its conditions to the transferee or lessee, as applicable, of the subject property.
8. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions.
9. If any inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional inspections and for any enforcement efforts necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the approved site plan on file. The amount charged for additional inspections shall be the amount equal to the recovery cost at the time of payment (currently \$200 per inspection).
10. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Los Angeles County Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance.
11. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless specifically modified by this grant, as set forth in these conditions or shown on the approved plans.
12. The subject property shall be maintained in substantial conformance with the plans marked Exhibit "A." In the event that subsequent revised plans are required, the permittee shall submit four (4) copies of the proposed plans to the Director of Regional Planning for review and approval. All revised plans must be accompanied by the written authorization of the property owner.
13. The subject property shall be developed, maintained, and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance, or to exercise reasonable

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

14. All structures, walls and fences open to public view shall remain free of extraneous markings, drawings or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the development on the premises or that do not provide pertinent information about said premises.
15. In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.
16. The permittee or successor in interest shall continuously maintain the property in a neat, clean, and healthful condition, free of litter and debris, to the satisfaction of Regional Planning.
17. A minimum of 746 automobile parking spaces, as depicted on the approved Exhibit "A" (dated January 7, 2009) or on an approved revised Exhibit "A", shall be provided and continuously maintained on the subject property, developed to the specifications listed in Section 22.52.1060 of the County Code. The required parking spaces shall be continuously available for vehicular parking only and shall not be used for storage, automobile repair, or any other unauthorized use. No inoperable vehicles shall be parked or stored in any required parking spaces.
18. Within five days of the tentative map approval date, the subdivider or successor in interest shall remit processing fees (currently \$2, 085.25) payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the California Public Resources Code and Section 711 of the California Fish and Game Code to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game. No project subject to this requirement is final, vested or operative until the fee is paid.
19. The mitigation measures set forth in the "Project Mitigation Measures Due to Environmental Evaluation" section of the Mitigated Negative Declaration for the project are incorporated herein by this reference and made conditions of this grant. The permittee shall comply with all mitigation measures in accordance with the attached Mitigation Monitoring Program ("MMP"). After completion of the appeal period, record a covenant and agreement attaching the MMP, and submit a draft copy to Regional Planning for approval prior to recording of the covenant, agreeing to the mitigation measures imposed by the Mitigated Negative Declaration for this project. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit annual mitigation monitoring reports to Regional Planning for approval. The reports shall describe the status of the permittee's compliance with the required mitigation measures.
20. The permittee shall deposit the sum of \$3,000.00 with Regional Planning in order to defray the cost of reviewing the permittee's reports and verifying compliance with the

information contained in the reports required by the MMP. The permittee shall retain the services of a qualified Environmental/Mitigation Monitoring Consultant, subject to the approval of the Director of Planning, to ensure that all applicable mitigation measures are implemented and reported in the required Mitigations Monitoring Reports.

DRAFT

PROJECT NO. TR068400-(5)

10/20/10

RPC PUBLIC HEARING

ATTACHMENT B

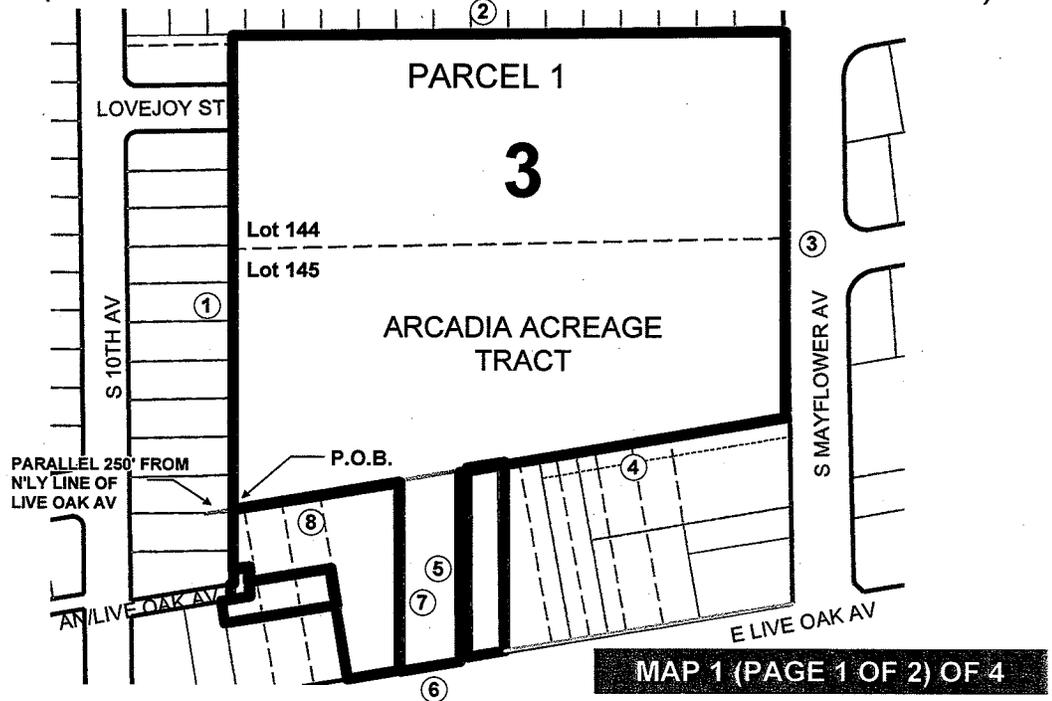
AMENDMENT TO COUNTYWIDE GENERAL PLAN
SOUTH ARCADIA COMMUNITY

PLAN AMENDMENT: 2007-00002

ON: _____

CATEGORY 1 TO CATEGORY 3

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



LEGAL DESCRIPTION:

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

- ① N.00° 14' 23"W. 630.34'
- ② — N.89° 45' 20"E. 734.04'
- ③ S.0° 09' 27"E. 515.10' TO THE INTERSECTION WITH A LINE WHICH IS PARALLEL WITH AND DISTANT N'LY 250', MEASURED AT RIGHT ANGLES, FROM THE N'LY LINE OF SAID LIVE OAK AVENUE
- ④ — S.80° 40' 38"W. 438.62' TO A POINT DISTANT N.80° 40' 38"E. 20.25' FROM THE MOST W'LY CORNER OF THAT PARCEL OF LAND CONVEYED TO SONES & FITZPATRICK, INC., A CORPORATION, AND DESCRIBED IN DEED RECORDED ON JUNE 8, 1949, AS INSTRUMENT NO. 132, IN BOOK 30266, PAGE 39, OFFICIAL RECORDS OF SAID COUNTY
- ⑤ S.00° 14' 23"E. 253.07' TO THE INTERSECTION WITH THE N'LY LINE OF SAID LIVE OAK AVENUE
- ⑥ — S.80° 49' 38"W. 81' TO THE SE CORNER OF LOT 5, OF TRACT NO. 14718, AS PER MAP RECORDED IN BOOK 382, PAGE 3 OF MAPS, RECORDS OF SAID COUNTY

CONTINUE TO PAGE 2.

DIGITAL DESCRIPTION: \ZCO\ZD_SOUTH_ARCADIA

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

LEGEND:

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



0 100 200
FEET

COUNTY ZONING MAP
150H281
153H281
153H285

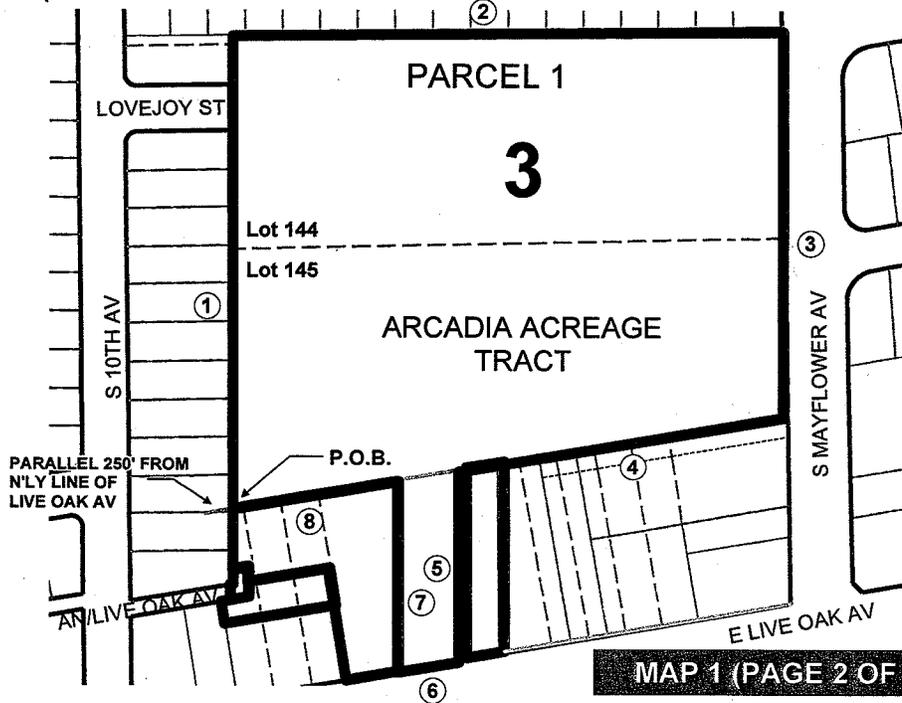
AMENDMENT TO COUNTYWIDE GENERAL PLAN
 SOUTH ARCADIA COMMUNITY

PLAN AMENDMENT: 2007-00002

ON: _____

CATEGORY 1 TO CATEGORY 3

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



MAP 1 (PAGE 2 OF 2) OF 4

LEGAL DESCRIPTION: CONTINUED FROM PAGE 1

PARCEL 1:

- ⑦ N.00° 14' 23"W. 253.07' TO THE NE CORNER OF SAID LOT
- ⑧ — S.80° 49' 38"W. 222.68' TO THE TRUE POINT OF BEGINNING.

LEGEND:

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



0 100 200
 FEET

COUNTY ZONING MAP
 150H281
 153H281
 153H285

DIGITAL DESCRIPTION: \ZCO\ZD_SOUTH_ARCADIA

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

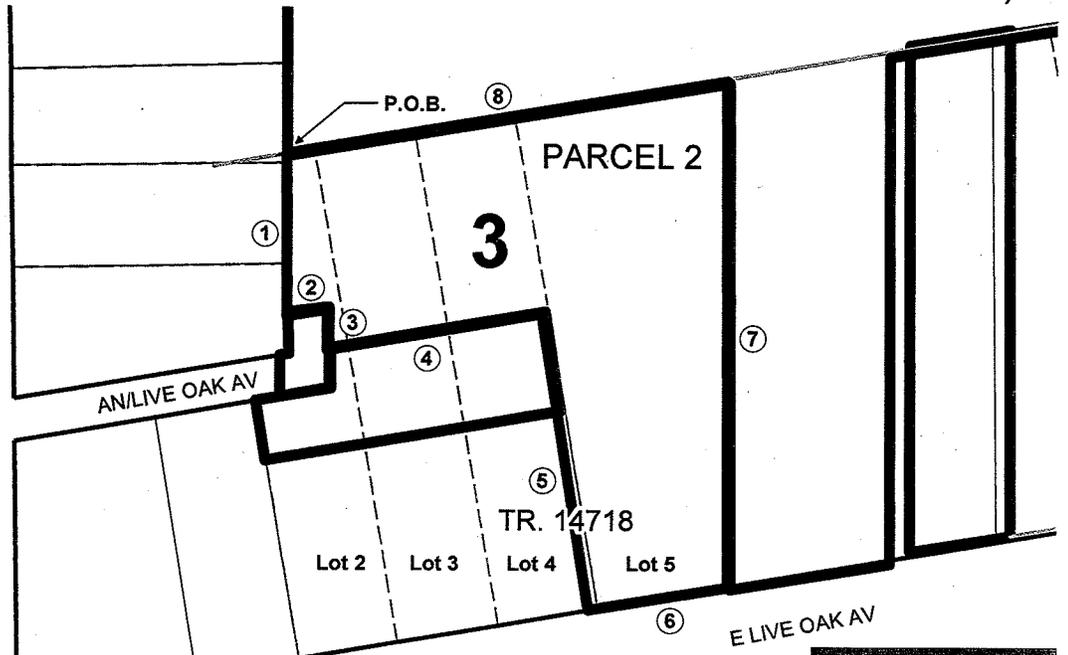
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SOUTH ARCADIA COMMUNITY

PLAN AMENDMENT: 2007-00002

ON: _____

CATEGORY 1 TO CATEGORY 3

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



MAP 2 OF 4

LEGAL DESCRIPTION:

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

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

LEGEND:

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



0 50 100
FEET

COUNTY ZONING MAP
150H281

DIGITAL DESCRIPTION: \ZCO\ZD_SOUTH_ARCADIA

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

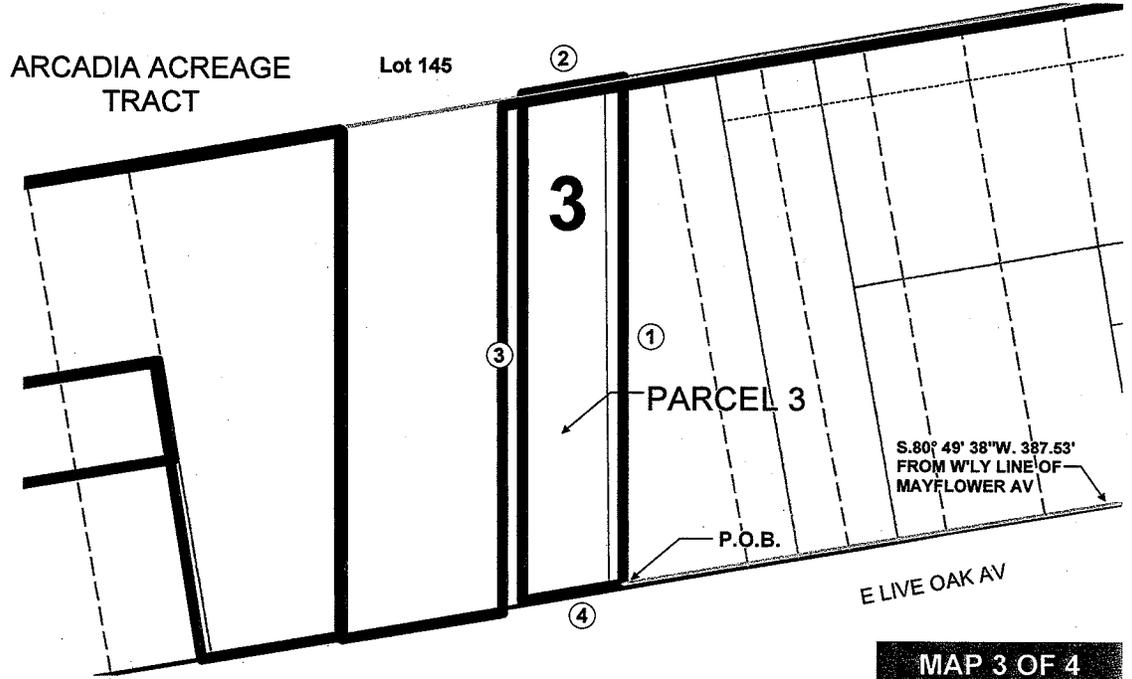
AMENDMENT TO COUNTYWIDE GENERAL PLAN
 SOUTH ARCADIA COMMUNITY

PLAN AMENDMENT: 2007-00002

ON: _____

CATEGORY 1 TO CATEGORY 3

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



MAP 3 OF 4

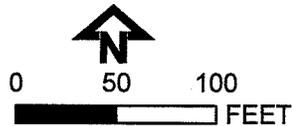
LEGAL DESCRIPTION:

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

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

LEGEND:

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



COUNTY ZONING MAP
 150H281

DIGITAL DESCRIPTION: VZCOVD_SOUTH_ARCADIA

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

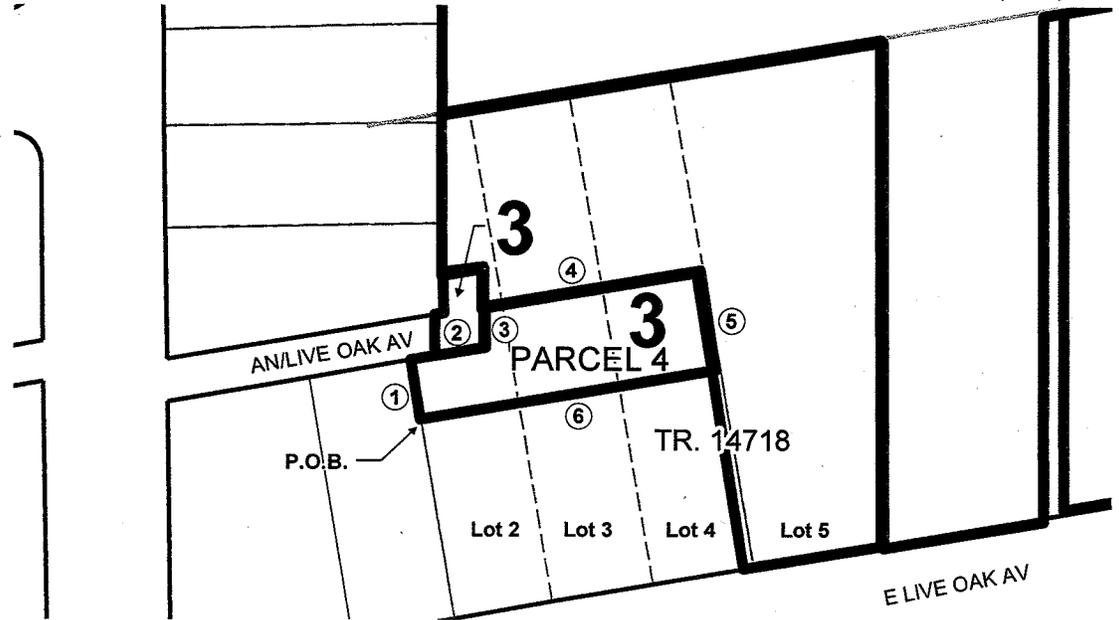
AMENDMENT TO COUNTYWIDE GENERAL PLAN
SOUTH ARCADIA COMMUNITY

PLAN AMENDMENT: 2007-00002

ON: _____

CATEGORY 1 TO CATEGORY 3

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



MAP 4 OF 4

LEGAL DESCRIPTION:

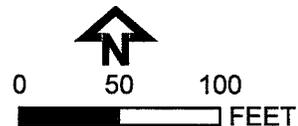
PARCEL 4: THOSE PORTIONS OF LOTS 2, 3, AND 4 OF TRACT NO. 14718, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 382, PAGE 3 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS A WHOLE AS FOLLOWS: BEGINNING AT THE MOST W'LY LINE OF SAID LOT 2,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

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

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

LEGEND:

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



COUNTY ZONING MAP
150H281

DIGITAL DESCRIPTION: VZCOVD_SOUTH_ARCADIA

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

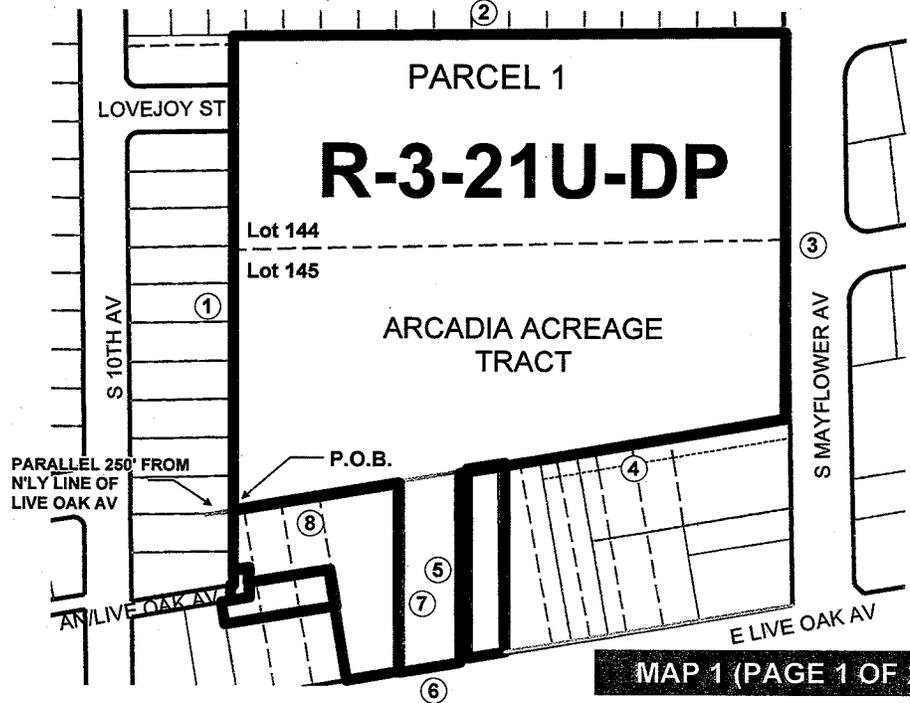
CHANGE OF PRECISE PLAN
SOUTH ARCADIA ZONED DISTRICT

ADOPTED BY ORDINANCE: _____

ON: _____

ZONING CASE: **ZC 200700004**

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



MAP 1 (PAGE 1 OF 2) OF 4

LEGAL DESCRIPTION:

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

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- ③ S.0° 09' 27"E. 515.10' TO THE INTERSECTION WITH A LINE WHICH IS PARALLEL WITH AND DISTANT N'LY 250', MEASURED AT RIGHT ANGLES, FROM THE N'LY LINE OF SAID LIVE OAK AVENUE
- ④ — S.80° 40' 38"W. 438.62' TO A POINT DISTANT N.80° 40' 38"E. 20.25' FROM THE MOST W'LY CORNER OF THAT PARCEL OF LAND CONVEYED TO SONES & FITZPATRICK, INC., A CORPORATION, AND DESCRIBED IN DEED RECORDED ON JUNE 8, 1949, AS INSTRUMENT NO. 132, IN BOOK 30266, PAGE 39, OFFICIAL RECORDS OF SAID COUNTY
- ⑤ S.00° 14' 23"E. 253.07' TO THE INTERSECTION WITH THE N'LY LINE OF SAID LIVE OAK AVENUE
- ⑥ — S.80° 49' 38"W. 81' TO THE SE CORNER OF LOT 5, OF TRACT NO. 14718, AS PER MAP RECORDED IN BOOK 382, PAGE 3 OF MAPS, RECORDS OF SAID COUNTY

CONTINUE TO PAGE 2.

DIGITAL DESCRIPTION: \ZCO\ZD_SOUTH_ARCADIA
THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
WAYNE REW, CHAIR
RICHARD J. BRUCKNER, PLANNING DIRECTOR

LEGEND:

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

0 100 200
FEET

COUNTY ZONING MAP
150H281
153H281
153H285

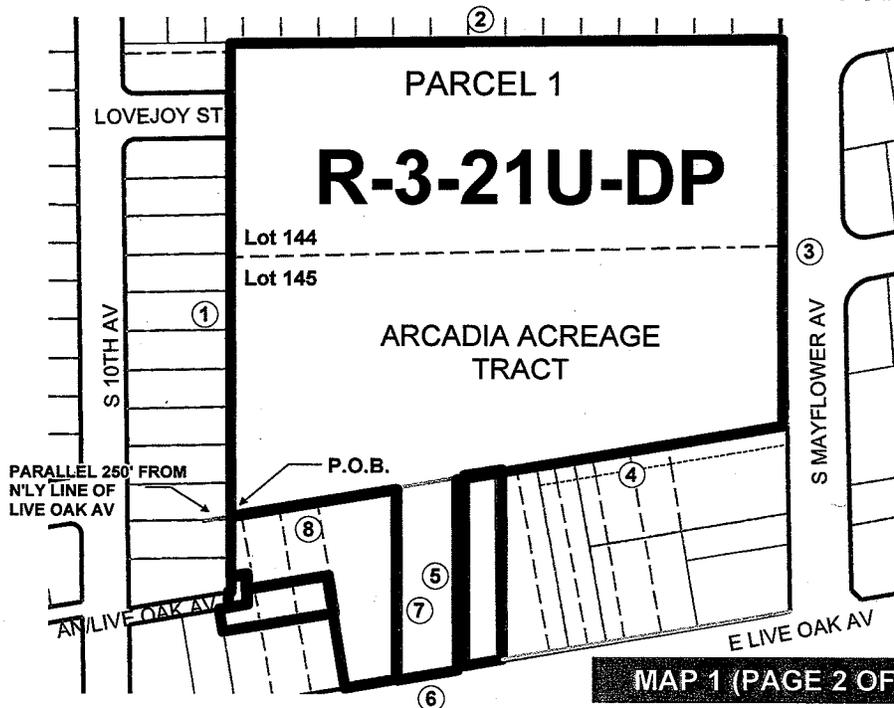
CHANGE OF PRECISE PLAN
 SOUTH ARCADIA ZONED DISTRICT

ADOPTED BY ORDINANCE: _____

ON: _____

ZONING CASE: ZC 200700004

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



MAP 1 (PAGE 2 OF 2) OF 4

LEGAL DESCRIPTION: CONTINUED FROM PAGE 1

PARCEL 1:

- ⑦ N.00° 14' 23"W. 253.07' TO THE NE CORNER OF SAID LOT
- ⑧ — S.80° 49' 38"W. 222.68' TO THE TRUE POINT OF BEGINNING.

LEGEND:

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



0 100 200
 FEET

COUNTY ZONING MAP
 150H281
 153H281
 153H285

DIGITAL DESCRIPTION: \ZCO\ZD_SOUTH_ARCADIA

THE REGIONAL PLANNING COMMISSION
 COUNTY OF LOS ANGELES
 WAYNE REW, CHAIR
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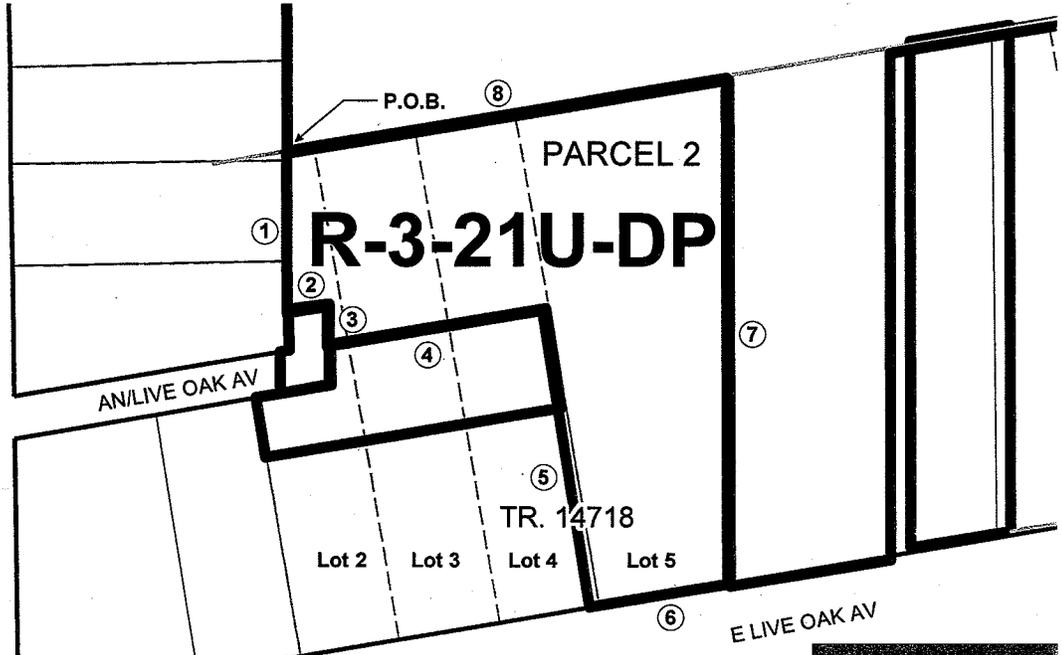
CHANGE OF PRECISE PLAN
SOUTH ARCADIA ZONED DISTRICT

ADOPTED BY ORDINANCE: _____

ON: _____

ZONING CASE: ZC 200700004

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



MAP 2 OF 4

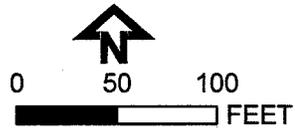
LEGAL DESCRIPTION:

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

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

LEGEND:

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



COUNTY ZONING MAP
150H281

DIGITAL DESCRIPTION: VZCOVD_SOUTH_ARCADIA

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

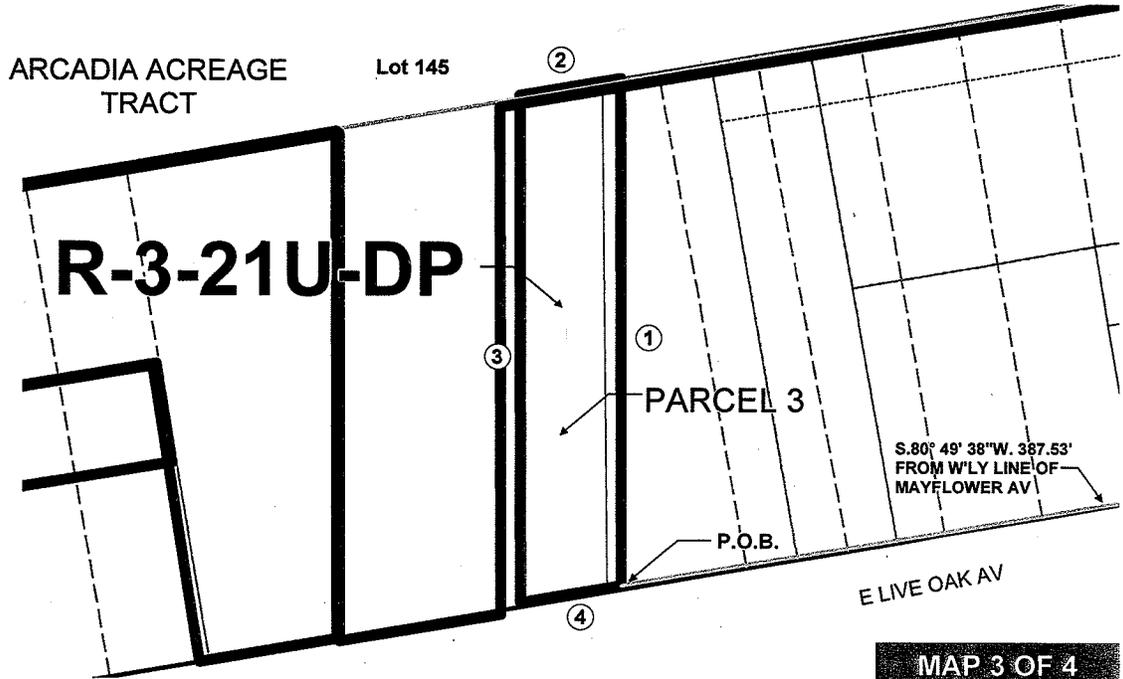
CHANGE OF PRECISE PLAN
SOUTH ARCADIA ZONED DISTRICT

ADOPTED BY ORDINANCE: _____

ON: _____

ZONING CASE: ZC 200700004

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



MAP 3 OF 4

LEGAL DESCRIPTION:

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

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

LEGEND:

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



0 50 100
 FEET

COUNTY ZONING MAP
 150H281

DIGITAL DESCRIPTION: \ZCO\ZD_SOUTH_ARCADIA

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

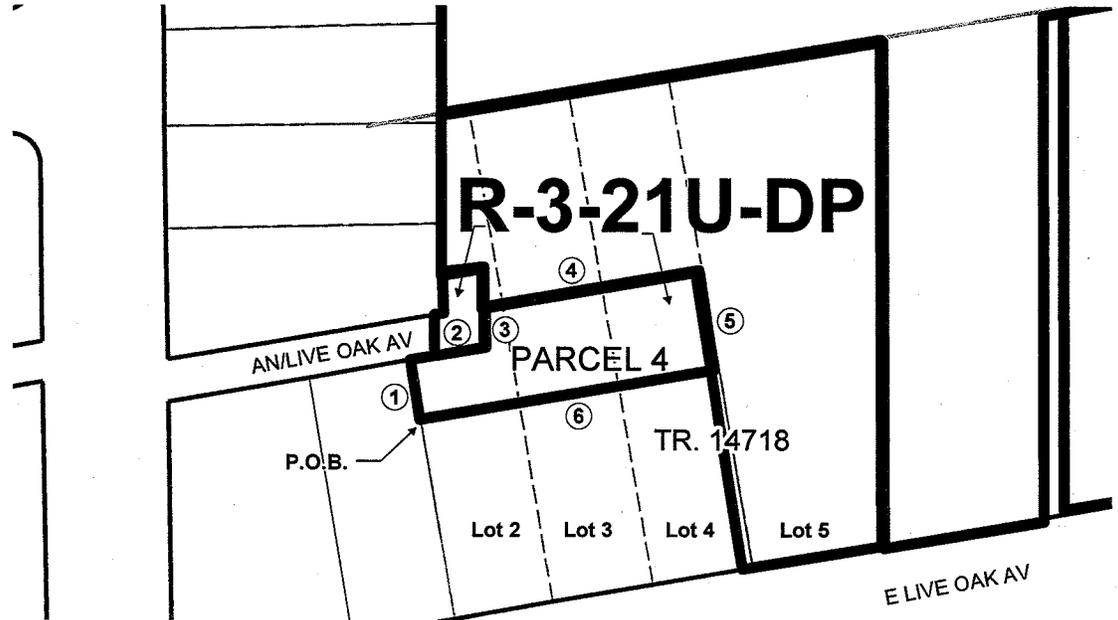
CHANGE OF PRECISE PLAN
SOUTH ARCADIA ZONED DISTRICT

ADOPTED BY ORDINANCE: _____

ON: _____

ZONING CASE: ZC 200700004

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



MAP 4 OF 4

LEGAL DESCRIPTION:

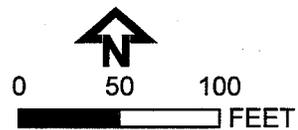
PARCEL 4: THOSE PORTIONS OF LOTS 2, 3, AND 4 OF TRACT NO. 14718, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 382, PAGE 3 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS A WHOLE AS FOLLOWS: BEGINNING AT THE MOST W'LY LINE OF SAID LOT 2,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

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

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

LEGEND:

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



COUNTY ZONING MAP
 150H281

DIGITAL DESCRIPTION: \ZCO\ZD_SOUTH_ARCADIA

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

PROJECT NO. TR068400-(5)

10/20/10

RPC PUBLIC HEARING

ATTACHMENT C

Table – 2 Estimated Construction Schedule
TR068400
[revised October 2010]

Task	Time Frame
Submit Construction Drawings for Plan Check	11/11
Grading Permit and Site Utilities Permits Issued	2/12
Commence Site Grading and Site Utilities	2/12
Lighting and Roadway Permits Issued	3/12
Commence Lighting and Roadway	3/12
Commence MFR & Common Area Bldgs.	8/12, Phase by Phase
Close Out	9/14

PROJECT NO. TR068400-(5)

10/20/10

RPC PUBLIC HEARING

ATTACHMENT D

MJSDesign Group

Landscape Architecture + Planning + Design

Cannery Village 507 30th Street Newport Beach, CA 92663
(949) 675-9964 Fax (949) 675-9974 mjsdesigngroup.com

Date: October 5, 2010

From: Daniel Delle, ASLA, LEED GA – MJS Design Group

To: Wesley Colvin – Los Angeles County Department of Regional Planning

CC: Mark Schattinger – MJS Design Group
Jodie Sackett – Los Angeles County Department of Regional Planning
Dirk Thelen – Withee Malcolm Architects

Subject: **Project: TR 068400**
APN: 8511-028-017
Santa Anita Village
Responses to Comments

The following are responses to Wesley Colvin comments dated September 29, 2010 based on MJS's Landscape Plans dated July 30, 2009:

1. Please depict or list on the landscape plan any drought-tolerant and non-drought tolerant landscaping that will be incorporated into the project. In addition, the site plan shall outline the areas of the project to be landscaped with drought-tolerant plants and/or turf, and calculations shall be provided on the site plan showing the percent of landscaped area devoted to each. (Title 22, Part 21, Section 22.52.2240)

See the Green Building Program "Drought-tolerant List" at <http://planning.lacounty.gov/green>.

Please provide the calculations on the landscape plan that indicate the area devoted to drought-tolerant plants and turf.

- Please see revised L-1 Sheet, "Planting Scheme Area & Plant Recap".
 - Areas of Drought-Tolerant vs. Non Drought-Tolerant listed with corresponding calculations shown
 - Planting List and Calculations revised.

2. A minimum of seventy-five (75) percent of the total landscaped area shall contain plants from the drought-tolerant plant list. (Title 22, Part 21, Section 22.52.2230)

- The total percentage of drought-tolerant planting will be 78%. Please see revised L-1 Sheet, "Planting Scheme Area & Plant Recap".

a. The diversity of the plant pallet is impressive. Since the 75% rule applies to area and not number of species or number of individuals as depicted on the plans, the intent of this Landscape Plan with revision date of July 3, 2010, is to comply 'Code-plus' with the Ordinance. Please make sure that the total landscaped area is a minimum of 75% and identified according to Comment 1 above.

- The total percentage of drought-tolerant planting will be 78%. Please see revised L-1 Sheet, "Planting Scheme Area & Plant Recap".

b. This project occurs within the Los Angeles Basin & San Fernando Valley Planting Zone 3 of the County ordinance. The following species are not approved for use within this zone: (*Olea europaea* 'Swan Hill') Swan Hill Olive Tree, (*Pinus eldarica*) Afgan Pine, (*Cycas revoluta*) Sago Palm (*Juniperus chinensis* 'Kaizuka') Hollywood Juniper, (*Photinia X Fraseri*) Red-Top Photinia, (*Salvia greggii*) Autumn Sage, (*Hemerocallis hybrids*) Evergreen Daylilies, (*Rosmarinus officinalis* 'Prostratus') Prostrate Rosemary, and (*Macfadyena unguis-cati*) Cat Claw Vine. Since these plants are approved for use in other Ordinance zones and their water requirements are less than or equal to the plants approved for use in Zone 3, they may be used only in this plan.

- Noted.

c. (*Limonium perezii*) Sea lavender is not on the County approved list, but it is ranked by the Metropolitan Water District of Southern California (Met) as a very low water use plant. Therefore, it is approved for use in this plan.

- Noted.

d. Of the *Grevillea* species, only the following are approved for use in the Ordinance: (*Grevillea alpina*) Mountain grevillea, (*Grevillea asplenifolia*) Fern-leaf grevillea, (*Grevillea australis*) Alpine grevillea, (*Grevillea banksii*) Banks' grevillea, (*Grevillea curviloba*) Narrow Curved-leaved grevillea, (*Grevillea lanigera*) Woolly Grevillea, (*Grevillea lavadulacea*) Lavender Grevillea, (*Grevillea robusta*) Silky-oak. Limit your selection to these species.

- "Grevillea Species" revised to "Grevillea lavadulacea". Please see revised sheet L-1, "Preliminary Shrub, Vine, Groundcover List".

3. A maximum of twenty-five (25) percent of the total landscaped area may consist of turf (lawn). Please depict amount of landscaping dedicated to turf as a percentage of total landscaped area. Be advised that turf shall not be planted in strips less than five (5) feet wide, and in no event shall the total landscaped area contain more than five thousand (5,000) square feet of turf. (Title 22, Part 21, Section 22.52.2230)

Please provide the calculations on the landscape plan that indicate the area devoted to turf.

- Turf area calculations have been shown. The turf area as been limited to 4,750 s.f. (5%) which is less than the maximum 5,000 S.F. or 25%. Please see revised sheet L-1 "Preliminary Shrub, Vine, Groundcover List" column " Ground Cover and Turf" and "Landscape Plan Notes – Notes 1 and 2".

4. Be advised that all turf in the total landscaped area shall be water efficient. Please indicate on the plan the type of turf proposed for this project. Please refer to the list shown below for appropriate turf types. (Title 22, Part 21, Section 22.52.2230)

See the Green Building Program "Water Efficient Turf List" at <http://planning.lacounty.gov/green>.

a) The Water Efficient Turf List is under revision, since the California Invasive Plant Council lists the following five species as invasive: (*Cynodon dactylon*) Bermuda grass, (*Festuca arundinacea*) Tall fescue, (*Lolium multiflorum*) Annual ryegrass, (*Pennisetum clandestinum*) Kikuyugrass, and (*Poa pratensis*) Kentucky Bluegrass. Please make another grass selection from the approved list or choose a turf alternative, such as a (*Carex*) species.

b) If a sedge (*Carex*) species is planned for use, it must have a hydrozone rating between 1 to 3 within the California Friendly system of Met. (<http://www.bewaterwise.com/Gardensoft/index.aspx>).

* Note that sedges are not grasses, and the area calculations for turf and drought-tolerant plants must be in accord with comment 1. Therefore, it's possible to plan a 100% drought-tolerant plant area under the Ordinance using a turf alternative, such as sedge, that can handle foot traffic.

- Turf specie has been revised to (*Stenatophrum secundatum* 'SoLow') Dwarf St. Augustine Grass. Please see revised sheet L-1 "Preliminary Shrub, Vine, Groundcover List" column " Ground Cover and Turf".

5. All plants in the total landscaped area shall be grouped in hydrozones in accordance with their respective water, cultural (soil, climate, sun, and light), and maintenance requirements. Please show these hydrozones on the proposed plan. (Title 22, Part 21, Section 22.52.2230)

While the majority of the plants are identified as drought-tolerant according to the Ordinance, the symbol used to call one out on the plan is not clear, especially when grouped under a common symbol. Develop a planting plan that is in accord with either the Met hydrozones or WUCOLS water use requirements in the accompanying table.

- Planting legend has been revised to include the WUCOLS rating, additional a note has been added stating " All trees and shrubs are grouped with similar water needs (hydrozones) per WUCOLS – See Planting List". Please see revised sheet L-1 "Preliminary Tree List" for WUCOLS and "Planting Scheme Area & Plant Recap" for above mentioned note.

6. Be advised that a covenant shall be recorded in the office of the Los Angeles County Registrar-Recorder/County Clerk indicating that the owner of the subject property is aware of the drought-tolerant landscaping requirements and is also aware of how said requirements apply to the owner's project. See the Green Building Program for a copy of the "Drought-tolerant Landscaping Covenant" at <http://planning.lacounty.gov/green>.

- Note has been added regarding the covenant agreement. Please see revised sheet L-1 "Landscape Plan Notes – Note 8".

7. The plan shows plants that are considered invasive or flammable by the County of Los Angeles.

Please consider using different plants in place of: (*Ligustrum japonicum* 'Texanum') Texas privet, (*Phoenix dactylifera*) Date palm, and (*Pittosporum tobira*) Mock orange.

- Species have been removed or replaced. Please see revised sheet L-1 "Preliminary Tree List" and "Preliminary Shrub, Vine, Groundcover List".

8. The landscape plan is also subject to the Department of Public Works' Low Impact Development Standards. See the Green Building Program for a copy of all related ordinances and other Green Building Program information at <http://planning.lacounty.gov/green>.

- Note has been added regarding the Public Works' Low Impact Development Standards. Please see revised sheet L-1 "Construction Notes – Note 5".

If you should have any questions or comments, please let me know.

Best Regards,

Daniel Delle

PROJECT NO. TR068400-(5)

10/20/10

RPC PUBLIC HEARING

ATTACHMENT E

Sackett, Jodie

From: Richard & Karlyne [richkar@charter.net]
Sent: Monday, October 11, 2010 10:03 AM
To: Sackett, Jodie
Subject: Santa Anita Village TRO068400

October 9, 2010

Los Angeles County
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

Project: TR068400
Location: 4241 E. Live Oak Ave. S. Monrovia Island

Dear Mr. Jodie Sackett,

All documents were scanned to a PDF Format (Adobe Reader). All page numbers below are the PDF page numbers.

We have reviewed the documents on line at your web-site and also at the Live Oak Library. We have also noted the project was not posted on-line until Sept. 20, 2010, unlike most other projects. Most projects are posted as they occur.

Example: Staff Report
Factual
Draft Conditions
Conditions
Findings
Library Package
Hearing Notice

It would appear that, after several years, this project has been put on the fast track. We had meetings with all project developers some 2 years ago and some of the same problems still exist.

Nowhere in the documents or in the drawings could we find any reason given or an order stipulating that the existing Live Oak Ave entrance be moved to the Mayflower Ave side of this project. The Mayflower Ave. side is a residential neighborhood and this main entrance/exit is only a couple hundred feet from Live Oak Ave. The project site, as is mentioned numerous times, is at 4241 Live Oak Ave. Not Mayflower Ave. This driveway on Live Oak has worked quite well for the 228 mobile homes since 1950. Sixty years without a problem of undue added traffic on this thoroughfare. There is no reason to have a very small "exit only" on Live Oak Ave. and have the "only entrance" and the "main exit" on Mayflower Ave. Access per page 9 indicates the access via Lovejoy st. and the private alleyway (west side of project) are to be walled off. No access.

On page 2 & 7 states that they want a parking permit for less than what is required for Guests & H/C parking for lots 2-4 or as noted on page 4, lots 2, 3 & 5. (depends on which page you look at).

On page 5 states 746 parking spaces for a total of 30 more than required. If they are providing more, than why do they want less?

Page 13 States: "Parking Permit"

A. "There is no need for the number of parking spaces required by Part II of Chapter 22:52."

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

C. "That off-site facilities, leases of less that 20 years, rear lot transitional parking lots will provide the required parking for use."

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

Just where is this off-site parking going to be placed? This is not shown in the documents or the drawings! There is no surrounding vacant property that we are aware of except the street.

Pages 4 & 7 Amendment to the General Plan from category I (low density) to a category 3 (Medium density residential). That's 228 mobile homes (low density) to 318 new residential condos (medium density) with 3 & 4 story buildings. Page 10 states... "Land use: subject site is contained within category I as per land use category of the Los Angeles Countywide General Plan. Category I only allows 72 dwelling units on the subject property." They wish to increase to a total of 318 units, which is category 3. This is not comparable with the surrounding area. This page also states " The need for the proposed plan amendment does exist. That the particular amendment proposal is appropriate & proper. That approval of the proposed plan amendment will be in the interest of the public health, safety and general welfare and in conformity with good planning practices." This proposed plan is not comparable with the surrounding area, near or far. The only 4 story buildings or above anywhere in the San Gabriel valley are a couple of Hotels on Huntington Drive in Arcadia or in downtown Pasadena. Both of which are many miles from this project site and not within a residential neighborhood. What is appropriate & proper with this project? How is the project in the interest of public health, safety and the general welfare of this area. You are dumping an overbearing monster in the area. Every building in this area is single story with the exception of a few 2 story homes and very few business's.

Page 5 ... "Mitigated Negative Declaration prepared by staff is less than significant or no impact on traffic." "Traffic: Community Outreach and Los Angeles County Public Works Traffic & Lighting conclude that the project will not have significant traffic impact on the main entrance to the project and that Mayflower Ave. will have a northbound left turn lane." This is quite a statement considering the letter that was sent from the Dept. of Public Works to Linscott, Law & Greenspan, Engineers, dated Sept. 13, 2007. States: "The project will generate approximately 2,422 net new vehicle trips daily with 158 & 214 net new vehicle trips during the A.M. & P.M. peak hours" This is assuming only 25% of the residents will go to work in the morning. This will have no impact?? This will have a huge impact.

Two Years ago we tried to get the developers to come to our home and just survey the conditions. Adding 214 more vehicles onto Mayflower southbound will have a big impact. You have to remember, all traffic coming out of this complex is going approximately 200 feet to Live Oak Ave. Just envision all these vehicles lining up on Mayflower Ave. This has no impact? We live at the Corner of Ashmont Ave. and Mayflower Ave. This is right in front of the proposed main entrance. All traffic exiting the complex will shine their headlights into our home while being forced to turn right onto Mayflower Ave. Also we shall hear each vehicle & smell their exhaust while they are lined up waiting for the signal light at Live Oak Ave. to change. This in itself creates another serious problem. **BLOCKED DRIVEWAYS.** The driveway to 2955 Mayflower Apartments (38 units) will be totally blocked at times. This is their only driveway. All cars that are parked on the west side of Mayflower Ave from Live Oak Ave to the Main entrance/exit will be blocked in. The one driveway on Mayflower Ave., for Complete Auto Repair, (located at the corner of Live Oak Ave & Mayflower Ave) will also be blocked. The east side of Mayflower Ave. will also be impacted. Parked cars who want to go north, should have little if any impact. However, 4 driveways will be impacted for anyone turning south from the west side of Mayflower Ave. These are: Otto's Liquor Store (corner of Live Oak Ave & Mayflower Ave.)
Marco Industries
Live Oak Mobile Home Park
The Smith Residence (Our driveway is on Mayflower Ave.)

This also holds true for all traffic turning left (southbound) from Ashmont Ave. onto Mayflower Ave. Now this is going to create a situation where vehicles are going to start to block northbound traffic. Not only will this have an impact on traffic but will create one big traffic hazard.

In addition, during the construction phase we will have not only the construction personnel going back and forth with their own vehicles but also Graders, Tractors, Big Rigs and other big machinery being brought in & out. All of this heavy equipment will tear up Mayflower Ave as this street does have a weight limit. **AFTER ALL, THIS IS A RESIDENTIAL NEIGHBORHOOD.**

Please reconsider the above items before any final decision is acted upon.

Thank you,

Richard & Karlyne Smith
2952 Ashmont Ave

Arcadia, Ca. 91006
626-446-1380
richkar@charter.net

cc

Gerard Hernandez
Moss & Associates

John Chin
Department of Public Works

Michael D. Antonovich
Supervisor 5th District

Sackett, Jodie

From: Alex Muniz [amuniz3@yahoo.com]
Sent: Wednesday, October 13, 2010 5:25 PM
To: Sackett, Jodie
Subject: Questions about Project #TR068400-(5)

Dear Mr. Sackett,

I am a home owner at 2845 Ashmont Avenue, 91006-5517.

I have three questions regarding the proposed, multi-family housing development (Project Number TR068400-(5) at the old mobile home park between Mayflower Ave. and 10th Street in Arcadia Adjacent, Los Angeles County.

1: The current plans available for download on the County's website refer to Driveway A on Mayflower Avenue as the development's main entrance and exit. The plans say that exiting the development is limited to making a right turn onto Mayflower.

My question: Will cars *entering* through Driveway A be able to drive straight from Ashmont, through Mayflower, into development? I am concerned about "cut-through" traffic on our street.

2: What is the *maximum* number of residents this new development can support? What is the "expected" number of residents? What is the minimum number of residents expected?

3: The PDF file I downloaded does not contain any maps or illustrations of what the proposed development is to look like upon its completion. Can you please provide me with a link to such images if they exist (and if it's not a hassle on your end)?

Thank you for your time,

Alex Muniz

Sackett, Jodie

From: Alex Muniz [amuniz3@yahoo.com]
Sent: Wednesday, October 13, 2010 5:25 PM
To: Sackett, Jodie
Subject: Questions about Project #TR068400-(5)

Dear Mr. Sackett,

I am a home owner at 2845 Ashmont Avenue, 91006-5517.

I have three questions regarding the proposed, multi-family housing development (Project Number TR068400-(5) at the old mobile home park between Mayflower Ave. and 10th Street in Arcadia Adjacent, Los Angeles County.

1: The current plans available for download on the County's website refer to Driveway A on Mayflower Avenue as the development's main entrance and exit. The plans say that exiting the development is limited to making a right turn onto Mayflower.

My question: Will cars *entering* through Driveway A be able to drive straight from Ashmont, through Mayflower, into development? I am concerned about "cut-through" traffic on our street.

2: What is the *maximum* number of residents this new development can support? What is the "expected" number of residents? What is the minimum number of residents expected?

3: The PDF file I downloaded does not contain any maps or illustrations of what the proposed development is to look like upon its completion. Can you please provide me with a link to such images if they exist (and if it's not a hassle on your end)?

Thank you for your time,

Alex Muniz

Craig V. Manning
2823 Mayflower Avenue
Arcadia, California 91006

October 14, 2010

VIA EMAIL AND U.S. MAIL

Chair, Wayne Rew
Vice Chair, Pat Modugno
Mr. Leslie G. Bellamy
Mr. Harold V. Helsley
Ms. Esther L. Valadez
Los Angeles County Regional Planning Commission
303 W. Temple St.
Los Angeles, California 90012

Re: Project No. TR068400-(5)

Dear Honorable Commissioners:

This letter serves as a formal objection to the project proposed to be located at 4241 E. Live Oak Avenue in Arcadia, Project No. TR068400-(5) ("Project"). As it is currently proposed, the Project will create aesthetic and visual blight, is inconsistent with the character and zoning of the neighborhood, and will unduly impact the surrounding residential community with increased traffic, air and noise pollution, greenhouse gas emissions, and infrastructure demands.

In addition, the Mitigated Negative Declaration for this Project is legally insufficient to meet the requirements of the California Environmental Quality Act ("CEQA"). First, the Mitigated Negative Declaration does not address at all the Project's greenhouse gas emission impacts, as required by the California Code of Regulations. This alone necessitates a denial of the current Project and a new environmental investigation. Second, a Mitigated Negative Declaration is inappropriate for the size and scale of this Project, which proposes to build 318 units of residential housing with a subterranean garage, over 740 parking spaces, a clubhouse, a pool and spa, and a village green. The "fair argument" standard requires that an Environmental Impact Report ("EIR") be prepared.

As a resident and home-owner on Mayflower Avenue since 1992, two blocks from the proposed Project, I will be acutely affected by the Project's many negative impacts. I respectfully request that the Project be denied. In the least, further

environmental review is necessary, and the Project should be substantially altered to more appropriately fit within the community.

1. The Mitigated Negative Declaration is Fatally Flawed

Pursuant to CEQA and Title 14, Chapter 3 of the California Code of Regulations, lead agencies are required to determine the significance of impacts of greenhouse gas emissions posed by a project. *See* 14 C.C.R. § 15064.4 (“(a) The determination of the significance of greenhouse gas emissions calls for a careful judgment by the lead agency consistent with the provisions in section 15064. A lead agency should make a good-faith effort, based to the extent possible on scientific and factual data, to describe, calculate or estimate the amount of greenhouse gas emissions resulting from a project....(b)...(3)...If there is substantial evidence that the possible effects of a particular project are still cumulatively considerable notwithstanding compliance with the adopted regulations or requirements, an EIR must be prepared for the project.”) The Mitigated Negative Declaration for this Project makes no mention whatsoever of greenhouse gas emissions. This alone requires denial of the proposed Project and a new environmental review of the Project.

The likely reason for this failure additionally supports the need for a new environmental review. The Mitigated Negative Declaration was prepared in July 2009, more than fourteen months ago. It is, therefore, stale and cannot adequately address the current state of the environment. The Project should be denied and a new environmental review completed.

2. An EIR is Required

CEQA supplies a strong presumption in favor of requiring preparation of an EIR. Pursuant to the “fair argument” standard, an agency must prepare an EIR whenever substantial evidence in the record supports a fair argument that a project may have a significant effect on the environment. *Laurel Heights Improvement Ass’n v. Regents of the Univ. of Cal.*, 6 Cal.4th 1112, 1123 (1993); *No Oil, Inc. v. City of Los Angeles*, 13 Cal.3d 68, 75 (1974).

The CEQA Guidelines echo this presumption and require an EIR where a project may cause a significant effect on the environment. Pub. Res. Code §§ 21100, 21151. A project may have a significant effect on the environment if there is a “reasonable probability” that it will result in a significant impact. *No Oil Inc.*, *supra*, 13 Cal.3d at 83, n. 16. If any aspect of the project may result in a significant

impact on the environment, an EIR must be prepared even if the overall effect of the project is beneficial. 14 C.C.R. §15063(b)(1).

The fair argument test is a “low threshold” for requiring the preparation of an EIR. *No Oil Inc.*, *supra*, 13 Cal.3d at 84. This standard reflects a preference for requiring an EIR to be prepared and for resolving doubts in favor of environmental review. *Mejia v. City of Los Angeles*, 130 Cal.App.4th 322, 332 (2005). As one court has stated:

“The EIR has been aptly described as the heart of CEQA. Its purpose is to inform the public and its responsible officials of the environmental consequences of their decisions before they are made. Thus, the EIR protects not only the environment but also informed self-government. (T)he ultimate decision of whether to approve a project, be that decision right or wrong, is a nullity if based upon an EIR that does not provide the decision-makers, and the public, with the information about the project that is required by CEQA. The error is prejudicial if the failure to include relevant information precludes informed decision making and informed public participation, thereby thwarting the statutory goals of the EIR process.”

Napa Citizens for Honest Government v. Napa County Bd. of Supervisors, 91 Cal.App.4th 342, 355-56 (2001).

Here, a fair argument exists to require an EIR. The Mitigated Negative Declaration admits that the Project could substantially increase ambient noise levels due to its parking lots and parking structure. Yet the only mitigation measures included in the Mitigation Monitoring Program relate to noise during construction. There has been no mitigation measures implemented to address the noise that will result from the Project once it is completed, including the noise related to increased traffic. Noise pollution must be adequately addressed through an EIR.

The Mitigated Negative Declaration also admits that the Project may create dust during grading and that it “has the potential to contribute to a cumulative net

increase in air quality impacts.” Under “Mitigation Measures,” however, the declaration states only that “AQMD had no comments on project” and that the mitigation monitoring program should be implemented. The air quality mitigation program includes certain steps to minimize gasoline-powered generators during construction and the use of certain energy-efficient materials or landscape to minimize HVAC use. There is no mention whatsoever of the impacts of increased traffic on air quality, nor is there any mention of mitigation measures designed to minimize dust during construction. A reasonable probability exists that the Project will significantly impact air quality, yet the mitigation measures included in the Mitigated Negative Declaration are woefully deficient.

Moreover, the Mitigated Negative Declaration is wholly insufficient to address the effects of increased traffic on the environment. When listing traffic mitigation measures to be implemented by the applicant, the Declaration states only “Provide and implement studies and analysis -- ...Traffic Study...” This is an abdication of the responsibility of a lead agency under CERCLA to determine and evaluate the environmental impacts of a project. Yet the Department is aware that the Project will, in fact, result in a dramatic increase in traffic in the area, producing approximately 2,422 net new vehicle trips per day. The environmental impact of this many additional cars in the area unquestionably presents a fair argument that an EIR is required.

The Mitigated Negative Declaration also essentially admits that the Project will create visual blight, to the detriment of the surrounding area’s environment. In assessing “visual qualities,” the Declaration states that the two proposed four-story buildings, up to 66 feet in height, will be out-of-character in comparison to adjacent uses, but absolutely no mitigation measures are suggested to address this visual impact. When combining this fact with the traffic, air quality, and noise impacts of the Project, the cumulative effect necessitates an EIR here. The Mitigated Negative Declaration admits as much, stating that “Traffic, water quality, visual, [and] utilities” impacts have possible environmental effects that are individually limited but cumulatively considerable.

The issues raised and admitted in the Mitigation Negative Declaration alone present a reasonable probability that the Project will significantly impact the environment. Therefore, the fair argument standard requires an EIR for this Project.

3. The Proposed General Plan Amendment and Zone Change Are Inappropriate

The County's Zoning Ordinance requires that an applicant requesting a zone change prove:

- A. That modified conditions warrant a revision in the zoning plan as it pertains to the area or district under consideration; and
- B. That a need for the proposed zone classification exists within such area or district; and
- C. That the particular property under consideration is a proper location for said zone classification within such area or district; and
- D. That placement of the proposed zone at such location will be in the interest of public health, safety and general welfare, and in conformity with good zoning practice."

Los Angeles County Code, § 22.16.110.

The applicant cannot do so here. There are no modified conditions in the community and there is no need for the proposed zone classification to support a zone change beyond the particular "needs" or "conditions" of this applicant alone. The surrounding community is a single-family neighborhood, as it has been for generations. There has been no shift toward R-3-22U-DP compatible uses in the parcels immediately adjacent to the Project, which are zoned for single-family residences. The difference between the proposed zoning designation and the current R-A zoning applicable to a majority of the Project's property is substantial and has no similar counterpart in the area. The Project will stand alone in this neighborhood as a monolith of high-density residential use, towering above the homes around it. Approving the requested zone change will constitute impermissible "spot zoning" and should be denied.

The same is true of the requested General Plan amendment, which seeks to change the Countywide General Plan Land Use Policy Map applicable to the entirety of the Project's 12.1 acre property from Category 1 to Category 3. This alteration more than doubles the number of units allowed per acre without any regard to the low-density residential parcels surrounding the Project.

The General Plan does not support such a huge increase in density. The Land Use Element states:

“The residential use classifications of the Land Use Policy Map are intended to describe dominant housing characteristics within the areas covered and are representative of permitted density ranges established by various city and community plans throughout Los Angeles County.”

General Plan, p. III-30. The Land Use Element states that only “Minor density variations may be permitted...” *Id.* The proposed density variation here is not minor.

Moreover, dramatically changing the zoning density of one property simply to accommodate the pleasures of one developer to the substantial detriment of the surrounding community is not good planning practice. The proposed change in zoning and General Plan Category will open the door to future high-density development in the immediate area. Those persons who have purchased single-family homes in the neighborhood should be able to rely upon the current zoning restrictions in place without the fear that they will be increased more than twofold in order to make way for one monstrous development.

Even with the proposed amendment to the General Plan, the Project is not consistent with the General Plan and should be denied. The Project does not maintain or enhance the qualities of the existing residential neighborhood, as required by the General Plan. To the contrary, the single-family residential neighborhood surrounding the Project will suffer greatly by the visual blight created by the four-story structures and their large footprints, as well as the increased traffic and negative environmental impacts. There are no similarly tall structures in the area, which will not be adequately camouflaged with landscaping and which residents for several blocks around will have to contend with every time they look toward that area. If approved, the Project will be the largest structure or development of its kind from Temple City, South Arcadia, North El Monte, and South Monrovia to Irwindale. The Project simply does not fit in the neighborhood, as the numerous proposed amendments and entitlements sought by the applicant demonstrate. It could not be built without these onerous concessions, nor should it be.

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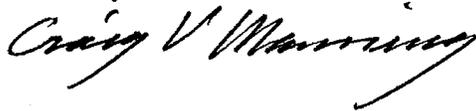
In addition, the Project eliminates a crucial segment of the County's low-income housing by replacing a mobilehome park. In these economic times, mobilehome parks provide much-needed housing to those with limited means. Yet, rather than accommodate these needs, the applicant explicitly declined to include any low-income units because of concerns for its own bottom line. This is inconsistent with the County's Housing Element of the General Plan.

The County Zoning Ordinance and General Plan were put in place to reflect the current state of the community and to protect it. The Project promises to irreversibly obliterate these protections for the surrounding residential community if it is approved through permanent modifications to these essential County provisions.

Please deny this Project. The proper environmental review has not been conducted, including an analysis of greenhouse gas emissions, and the Project proposes a high-density use that is wholly incompatible with the surrounding community, the General Plan, and the zoning designation. It will also place an undue burden on its neighbors through increased traffic, air quality impacts, and visual blight.

Thank for your time and consideration of these issues.

Sincerely,

A handwritten signature in cursive script that reads "Craig V. Manning". The signature is written in black ink and is positioned below the word "Sincerely,".

Craig V. Manning

cc: Mr. Jodie Sackett