Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

October 27, 2015

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

PROJECT NO. R2014-00667-(4)
PLAN AMENDMENT NO. 201400002
ZONE CHANGE NO. 201400002
VESTING TENTATIVE TRACT MAP NO. 072684
CONDITIONAL USE PERMIT NO. 201400028
PARKING PERMIT NO. 201400009
ENVIRONMENTAL ASSESSMENT NO. 201400058
APPLICANT: BRANDYWINE HOMES
SUNSHINE ACRES ZONED DISTRICT
FOURTH SUPERVISORIAL DISTRICT (5-VOTES)

SUBJECT

Brandywine Homes (Applicant) is requesting to amend the Countywide General Plan land use designations on 3.67 gross acres (3.63 net acres) of the project site associated with the requested Vesting Tentative Tract Map located at 14000 Telegraph Road, Whittier from O (Open Space) and 1 (Low Density Residential: 1-6 dwelling units per acre) to 3 (Medium Density Residential: 12-22 dwelling units per acre); a zone change to redesignate the zoning on the Tract Map area from C-3-BE (Unlimited Commercial-Billboard Exclusion) and A-1 (Light Agricultural) Zones to R-3-DP (Limited Multiple Residence-Development Program) Zone; a Vesting Tentative Tract Map to create two multi-family lots with 53 attached residential condominium units in 12 detached buildings; a Conditional Use Permit (CUP) to establish the Development Program (DP) Zone associated with the Zone Change request, modify yard setbacks and wall height; and a Parking Permit to allow a reduction of one guest parking space for Lot 1 and relocation of one required guest parking space from Lot 1 to Lot 2, and modify parallel parking space requirements. The 3.67 gross acres (3.62 net acres) project site is located within the Candlewood Country Club golf course property along the southern side of Telegraph Road.

The Regional Planning Commission (Commission) held a public hearing on this matter on September 2, 2015, adopted the Mitigated Negative Declaration (MND) associated with Environmental Assessment No. 201400058, approved Vesting Tentative Tract Map No. 072684, CUP No. 201400028, and Parking Permit No. 201400009, and recommended to the Board of Supervisors (Board) approval of Plan Amendment No. 201400002 and Zone Change No. 201400002.

IT IS RECOMMENDED THAT THE BOARD, AFTER THE PUBLIC HEARING:

1. Consider the MND associated with Environmental Assessment No. 201400058, together with any comments received during the public review process, find on the basis of the whole record before the Board that there is no substantial evidence the project will have a significant effect on the environment, find that the MND reflects the independent judgment and analysis of the Board, and adopt the MND;

2. Instruct County Counsel to prepare the necessary resolution amending the Countywide General Plan (Plan Amendment No. 201400002) as recommended by the Commission;

3. Instruct County Counsel to prepare the necessary ordinance to change zones within the Sunshine Acres zoned district, as recommended by the Commission (Zone Change No. 201400002); and

4. Instruct County Counsel to prepare the necessary findings to affirm the Commission's approval of Vesting Tentative Tract Map No. 072684, CUP No. 201400028, and Parking Permit No. 201400009.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

1. Amend the land use designations on the subject property to allow development of the property with 53 attached condominium residential units dispersed in twelve buildings that is compatible with the surrounding community.

2. Update the zoning on the subject property to allow development of the property with a multi-family residential project that is compatible with the surrounding community.

3. Subdivide a parcel of land to allow 53 multi-family residences with a community garden that will enhance and be compatible with the surrounding community. The proposed project would be consistent with the goals and policies of the

Countywide General Plan, including providing a mix of housing types and protecting the character of residential neighborhoods by preventing the intrusion of incompatible uses.

4. Assist the County in meeting its housing needs by providing 53 new residential units in an urbanized area with existing infrastructure.

5. Maintain consistency between the land use element, zoning ordinance, and all applicable County regulations and standards.

IMPLEMENTATION OF STRATEGIC PLAN GOALS

This project approval promotes the County's mission to Enrich Lives Through Effective and Caring Service by implementing Departmental Strategic Plan Goals for Neighborhoods and Sustainable Communities, Green Development, and Economic Strength. The project components (Plan Amendment, Zone Change, Vesting Tentative Tract Map, CUP, and Parking Permit) sought by the applicant, were carefully researched and analyzed.

The project also promotes the County's vision for improving the quality of life in Los Angeles County. The project will result in a high-quality residential development that will improve the overall value and quality of life of the surrounding community.

FISCAL IMPACT/FINANCING

The project promotes the goal of fiscal responsibility. The proposed residential development, located in an urban area, will efficiently utilize existing infrastructure investments and reduce the demand for extension of linear utilities and infrastructure to undeveloped land located on or beyond the urban fringe. Implementation of the proposed Plan Amendment, Zone Change, Vesting Tentative Tract Map, CUP, and Parking Permit should not result in any new significant costs to the County or to the Department of Regional Planning; and no request for financing is being presented.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The Commission conducted a duly-noticed public hearing on September 2, 2015, in the matter of Project No. R2014-00667-(4), consisting of CUP No. 201400028 and Parking Permit No. 201400009. The project permits were heard concurrently with Vesting Tentative Tract Map No. 072684, Plan Amendment No. 201400002, and Zone Change No. 201400002. The requests before the Commission were to consider a subdivision of

land to create two multi-family lots with 53 attached residential condominium units in twelve buildings, a community garden, and a recreation area with a clubhouse.

On September 2, 2015, the Commission voted 5-0 to close the public hearing, adopt the MND, and approve the Vesting Tentative Tract Map, Plan Amendment, Zone Change, CUP, and Parking Permit.

Pursuant to Subsection B.2 of Section 22.60.230 of the County Code, the Vesting Tentative Tract Map, CUP, and Parking Permit approved by the Commission are deemed to be called for review by the Board and shall be considered concurrently with the recommended Plan Amendment and Zone Change. A public hearing is required pursuant to Sections 22.16.200 and 22.60.240 of the County Code and Sections 65090 and 65856 of the Government Code. Notice of the hearing must be given pursuant to the procedures set forth in Section 22.60.174 of the County Code.

ENVIRONMENTAL DOCUMENTATION

An Initial Study was prepared for this project in compliance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et.seq.), the State CEQA Guidelines, and the environmental document reporting procedures and guidelines of the County of Los Angeles. The Initial Study concluded that there are certain potentially significant environmental impacts associated with the project that can be reduced to less than significant with the implementation of the proposed mitigation measures.

The Initial Study has found biological resources, cultural resources, hazards and hazardous materials, and mineral resources as areas of environmental impact found to be less than significant with project mitigations. With regard to biological resources and cultural resources, the project will be subject to the breeding bird survey and in the event archaeological or paleontological resources are found, work shall halt and a specialist shall be contacted to assess the significance of the find, respectively. The Initial Study has found Hazards and Hazardous Materials, and Mineral Resources to be two categories of particular concern. Two oil wells exist within the Candlewood Country Club golf course property. One of the two oil wells, which has been abandoned has associated piping and storage tanks located within the project site. With regard to Hazards and Hazardous Materials and Mineral Resources, in the event field personnel encounter methane, the County Fire Department and California Division of Oil, Gas, and Geothermal Resources (DOGGR) need to be notified and due to the presence of oil wells within the project site, construction-site plan will need to be reviewed by DOGGR prior to the issuance of grading or building permits, respectively.

Based on the MND, adoption of the proposed plan amendment and zone change, and approval of the Vesting Tentative Tract Map, CUP, and Parking Permit, will not have a significant effect on the environment with implementation of the proposed mitigation measures in the Mitigation Monitoring & Reporting Program.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

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

For further information, please contact Lynda Hikichi at (213) 974-6433 or lhikichi@planning.lacounty.gov.

Respectfully submitted,

Richard J. Bruckner for RJB
Director

RJB:SA:KKS:LKH:lm

Attachments:

1. Commission Hearing Package
2. Commission Approval Package
3. Plan Amendment Map
4. Zone Change Map

c.: Executive Office, Board of Supervisors
Assessor
Chief Executive Office
County Counsel
Department of Public Works

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AMENDMENT TO COUNTYWIDE GENERAL PLAN

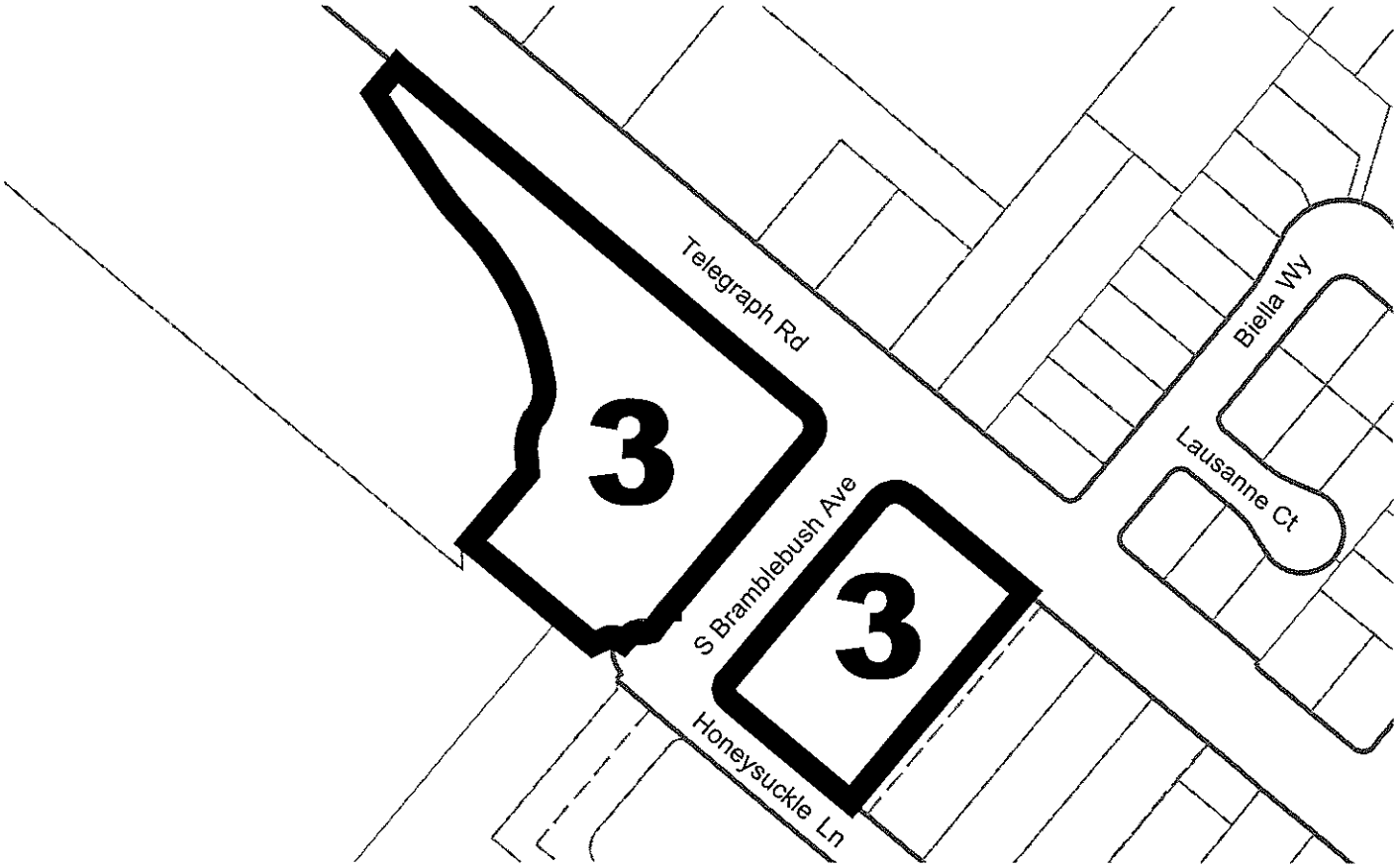
SOUTH WHITTIER - SUNSHINE ACRES COMMUNITY

PLAN AMENDMENT: 201400002

ON:

CATEGORIES 0 & 1 TO CATEGORY 3

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



DRAFT
LEGAL DESCRIPTION NOT YET AVAILABLE

LEGEND:

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

N

0 100 200 FEET

DIGITAL DESCRIPTION: \ZCO\ZD_SUNSHINE_ACRES\

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PAT MODUGNO, CHAIR
RICHARD J. BRUCKNER, PLANNING DIRECTOR

COUNTY ZONING MAP
087H277

CHANGE OF PRECISE PLAN

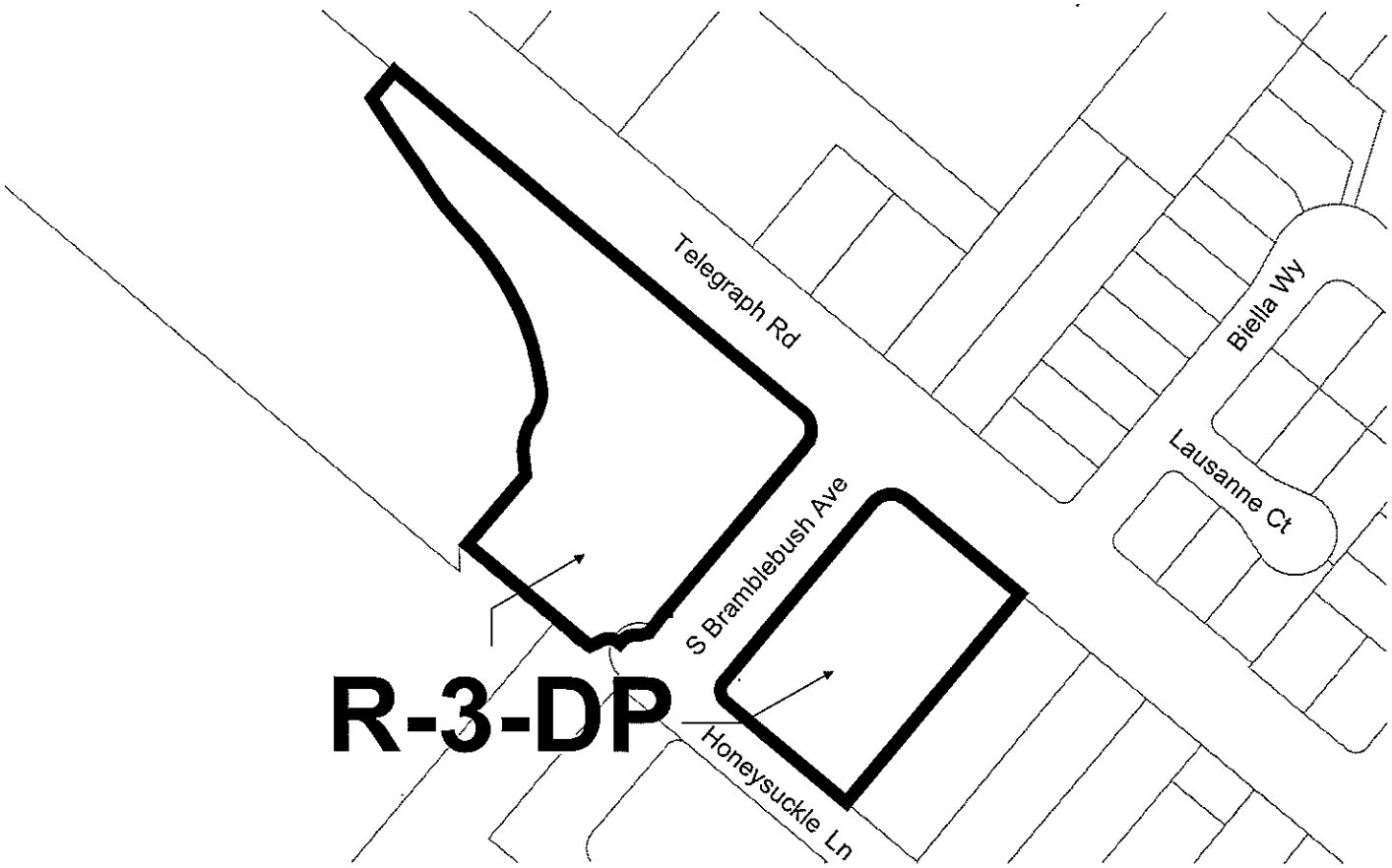
SUNSHINE ACRES ZONED DISTRICT

ADOPTED BY ORDINANCE: _____

ON: _____

ZONING CASE: ZC201400002

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



DRAFT
LEGAL DESCRIPTION NOT YET AVAILABLE

LEGEND:

- PARCELS
- STREET / RIGHT OF WAY
- LOT LINE
- CUT/DEED LINE
- EASEMENT LINE
- ZONE CHANGE AREA

N

0 100 200 FEET

COUNTY ZONING MAP
087H277

DIGITAL DESCRIPTION: \ZCO\ZD_SUNSHINE_ACRES\

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PAT MODUGNO, CHAIR
RICHARD J. BRUCKNER, PLANNING DIRECTOR

LOS ANGELES COUNTY BOARD OF SUPERVISORS

AGENDA ENTRY

DATE OF MEETING:	OCTOBER 27, 2015
DEPARTMENT NAME:	REGIONAL PLANNING
BOARD LETTERHEAD:	DEPARTMENT
SUPERVISORIAL DISTRICT AFFECTED	4th DISTRICT
VOTES REQUIRED	3-VOTE
CHIEF INFORMATION OFFICER'S RECOMMENDATION	NONE

*** * * * *ENTRY MUST BE IN MICROSOFT WORD* * * * ***

Instructions: To comply with the Brown Act requirement the reader should fully understand what the department is asking the Board to approve. The recommendation must describe what the action is for; with whom the action is being taken; fiscal impact, including money amounts, funding sources, and effective dates. Also, include an instruction for the Chair(man) or Director to sign when such signature is required on a document.

PROJECT NO.: R2014-00667-(4)

PUBLIC HEARING

BOARD AGENDA TEXT:

1. De novo hearing on Project No. 2014-00667-(4), Plan Amendment No. 201400002, Zone Change No. 201400002, Vesting Tentative Tract Map No. 072684, Conditional Use Permit No. 201400028, Parking Permit No. 201400009, and Mitigated Negative Declaration associated with Environmental Assessment No. 201400058, to authorize two multi-family lots with 53 attached residential condominium units in 12 detached buildings. The project is located at 14000 Telegraph Road, Whittier in the Sunshine Acres Zoned District and is applied for by the applicant, Brandywine Homes.