



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

May 16, 2017

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 R2015-03354-(4)
PLAN AMENDMENT NO. 201500007
ZONE CHANGE NO. 201500012
VESTING TENTATIVE TRACT MAP NO. TR073897
CONDITIONAL USE PERMIT NO. 201500131
PARKING PERMIT NO. RPPL 2016003197
ENVIRONMENTAL ASSESSMENT NO. 201500242
APPLICANT: OLSON COMPANY
HACIENDA HEIGHTS ZONED DISTRICT
(FOURTH SUPERVISORIAL DISTRICT) (3-VOTES)**

SUBJECT

The Olson Company is requesting to create 21 townhomes dispersed among seven buildings through Vesting Tentative Tract Map No. 073897. The project site is presently zoned R-A-15000 (Residential-Agricultural-15,000 s.f. minimum lot size) and the land use designation is H5 (up to 5 dwelling units per acre). Therefore, a plan amendment to H18 (up to 18 dwelling units per acre), zone change to R-3-12U-DP (Limited Density Residence-12 Units Per Acre-Development Program), Conditional Use Permit (CUP), and Parking Permit are needed to facilitate the subdivision request. Pursuant to 22.40.030, a Development Program CUP is required whenever a zone change is requested, and a Parking Permit is required to consider eight on-site parallel parking spaces measuring 8 feet by 22 feet, which are two feet shorter and narrower than the standard parallel stall dimensions.

IT IS RECOMMENDED THAT YOUR BOARD AFTER THE PUBLIC HEARING,

1. Indicate its intent to adopt the Negative Declaration associated with Environmental Assessment No. 201500242, finding that the project will not have a significant effect on the environment.

2. Instruct County Counsel to prepare the necessary resolution amending the Hacienda Heights Community Plan (Plan Amendment No. 201500007) as recommended by the Regional Planning Commission (RPC);
3. Instruct County Counsel to prepare the necessary ordinance to change zones within the Hacienda Heights Zoned District, as recommended by RPC (Zone Change No. 201500012); and
4. Instruct County Counsel to prepare the necessary findings to affirm RPC's approval of Vesting Tentative Tract Map No. 072684, CUP No. 201500131, and Parking Permit No. RPPL2016003197.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The project complies with the Hacienda Heights Community Plan locating higher density housing near a commercial corridor, existing transit routes, and close to other community serving facilities. The 21 townhome development provides an alternate home-ownership type to the traditional simple fee lot ownership which makes home-ownership accessible to a wider income-level range. The development would also be located adjacent to school and child-care services, and commercial services and public transit stops are located approximately 500 feet of Hacienda Boulevard. The largest of three commercially designated areas south of the 60 Freeway is located at the intersection of Hacienda Boulevard and Newton Avenue. Hacienda Boulevard is also a main corridor throughout the community.

The plan amendment and zone change would change designations to those currently in use on adjacent parcels. The townhome style is also compatible with the two adjoining condominium developments.

Implementation of Strategic Plan Goals

Implementation of the project will work towards the County's goal of fostering vibrant and resilient communities through supporting the wellness of our communities. The project incorporates pedestrian pathways into and throughout the community. The project site is located within walking distance (1/4 mile) of a large grocery retailer where healthy food is sold, bus stops, an elementary school, and a middle school.

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

RPC conducted a duly-noticed public hearing on March 8, 2017, in the matter of Project No. R2015-03354-(4), consisting of CUP No. 201500131 and Parking Permit No. RPPL2016003197. The project permits were heard concurrently with Vesting Tentative Tract Map No. TR073897, Plan Amendment No. 201500007, and Zone Change No. 201500012. The requests before the Commission were to consider a subdivision of land to create two multi-family lots with 21 attached residential condominium units spread among seven buildings on lot two.

On March 8, 2017, RPC voted 4-0 to close the public hearing, adopt the Negative Declaration, approve the Vesting Tentative Tract Map, CUP, and Parking Permit, and recommend to the Board of Supervisors (Board) adoption of the Plan Amendment and Zone Change. The applicant was also instructed to work with staff on incorporating a condition to provide landscaping along the southerly property boundary of lot two to screen the view of the incoming residential development.

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 RPC area 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 2100 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 less than significant environmental impacts associated with the project.

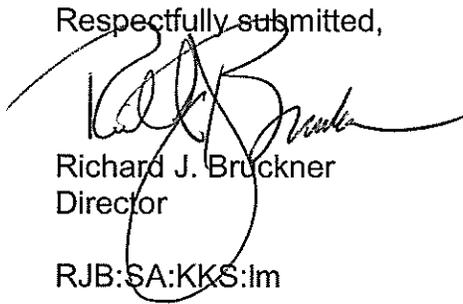
IMPACT ON CURRENT SERVICES (OR PROJECTS)

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 Marie Pavlovic at (213) 974-6433 or mpavlovic@planning.lacounty.gov. Our offices are closed on Friday.

The Honorable Board of Supervisors
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Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Richard J. Bruckner', is written over the typed name and title.

Richard J. Bruckner
Director

RJB:SA:KKS:lm

Attachments:

1. Commission Approval Package
2. Commission Staff Report
3. Correspondence
4. Plan Amendment Map
5. Zone Change Map
6. Vesting Tentative Tract Map and associated Exhibit "A"
7. Negative Declaration

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