

MOTION BY SUPERVISOR MARK RIDLEY-THOMAS

November 21, 2017

Appeal of Project Approvals for Proposed Development Located at 5101 Overhill Drive

On August 14, 2017, an appeal of the decision by the Los Angeles County (County) Regional Planning Commission (RPC) was filed for Project No. R2015-01232 (Project) that includes Conditional Use Permit (CUP) No. 201500052, Environmental Assessment No. 201500089, and Vesting Tentative Tract Map No. 073082.

The proposed Project, approved by the RPC on August 2, 2017, involves the construction of a privately-financed 88-unit condominium development in the unincorporated community of View Park on a vacant 1.84 acre parcel. The proposed Project site is zoned C-1 (Restricted Business), and requires a conditional use permit to authorize a residential use on a property zoned for commercial use, to exceed the maximum height of 35 feet above grade by 30 feet for a total maximum building height of 65 feet, and to reduce the front yard setback from the standard 20 feet to 15 feet. The proposed Project also requires a vesting tentative tract map for the condominium units for sale.

Following extensive public comment that was both in support and in opposition of the proposed Project, the RPC approved the proposed Project. County Counsel has reviewed the noticing process for both the proposed Project and approval of the County's adopted 2035 General Plan and concur that all public hearing noticing requirements were met.

The Department of Regional Planning (DRP) has determined that the site is physically suitable for the type of development being proposed and that the proposed 88 units support the need to plan for denser and more compact housing types as addressed in the Housing Element of the 2035 General Plan.

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Recent studies have concluded that the County is more than 500,000 units short of what is needed to meet the needs of its growing population. This lack of housing has been cited as the major factor driving prices beyond the level affordable for the vast majority of families in the County.

This proposed Project has been analyzed pursuant to the California Environmental Quality Act and it was found that potential environmental impacts can be reduced to a level below significance with mitigation. Additionally, the Department of Public Works' review of the traffic study found that the proposed Project will not have a significant impact on roadways or intersections in the area.

Lastly, it is important to note that the developer of the proposed Project will provide community benefits not required by County policy or ordinances including: a local hire program for construction jobs generated by the proposed Project; a set-aside of 5% of the units for workforce housing affordable to households at 120% of area median income; and landscaping adjacent to the proposed Project that will lead users to the "Park to Playa Trail" that, when completed in 2020, will route through the Baldwin Hills to the coast.

I THEREFORE MOVE THAT THE BOARD OF SUPERVISORS:

1. Certify the Mitigated Negative Declaration associated with Environmental Assessment No. 201500089 and adopt the Mitigation Monitoring Program;
2. Deny the appeal of Project No. R2015-01232 (Project) and uphold the findings of the Regional Planning Commission to approve Vesting Tentative Tract Map No. 073082 and Conditional Use Permit No. 201500052;
3. Direct County Counsel to prepare the final findings for approval of the Project to bring back to a future meeting of the Board of Supervisors for the Board's consideration.

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(DR/CT)