

P.C. RESOLUTION NO. 2014-32

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RANCHO PALOS VERDES, CONDITIONALLY APPROVING A COASTAL PERMIT AND CONDITIONAL USE PERMIT (PLANNING CASE NO. ZON2014-00332), IN CONJUNCTION WITH THE ADOPTION OF A MITIGATED NEGATIVE DECLARATION, TO ALLOW THE CONVERSION OF A PORTION OF THE HARDEN ESTATE GATEHOUSE INTO THE "HERITAGE CASTLE MUSEUM," LOCATED AT 5500 PALOS VERDES DRIVE SOUTH

WHEREAS, on August 21, 2014, applications for a Coastal Permit, Conditional Use Permit and Environmental Assessment (Planning Case No. ZON2014-00332) were submitted to the Community Development Department by the applicants, Dr. Allan and Mrs. Charlotte Ginsburg, to allow the conversion of a portion of the Harden Estate Gatehouse on a 2.06-acre site at 5500 Palos Verdes Drive South into the "Heritage Castle Museum"; and,

WHEREAS, on September 10, 2014, the application for Planning Case No. ZON2014-00332 was deemed complete by Staff; and,

WHEREAS, pursuant to the provisions of the California Environmental Quality Act, Public Resources Code Section 21000 *et. seq.* ("CEQA"), the State's CEQA Guidelines, California Code of Regulation, Title 14, Section 15000 *et. seq.*, the City's Local CEQA Guidelines, and Government Code Section 65962.5(F) (Hazardous Waste and Substances Statement), the City of Rancho Palos Verdes prepared an Initial Study and determined that, by incorporating mitigation measures into the Negative Declaration, there is no substantial evidence that the approval of Planning Case No. ZON2014-00332 would result in a significant adverse effect on the environment. Accordingly, a Draft Mitigated Negative Declaration was prepared and circulated for public review for thirty (30) days between October 9, 2014, and November 10, 2014, and notice of that fact was given in the manner required by law; and,

WHEREAS, after issuing notices pursuant to the requirements of the Rancho Palos Verdes Development Code and the State CEQA Guidelines, the Planning Commission held a duly-noticed public hearing on October 28, 2014, November 11, 2014, and December 9, 2014 at which time all interested parties were given the opportunity to be heard and present evidence; and,

WHEREAS, at its December 9, 2014, meeting, after hearing public testimony, the Planning Commission adopted P.C. Resolution No. 2014-31 making certain findings related to the requirements of the California Environmental Quality Act (CEQA) and adopted a Mitigation Monitoring Program and Mitigated Negative Declaration for the proposed project.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF RANCHO PALOS VERDES DOES HEREBY FIND, DETERMINE, AND RESOLVE AS FOLLOWS:

Section 1: The Planning Commission makes the following findings of fact with respect to the application for a Coastal Permit for the conversion of a portion of the Harden Estate gatehouse into the "Heritage Castle Museum":

- A. The proposed development is consistent with the Coastal Specific Plan. The Coastal Specific Plan designation for the subject property is Residential, ≤ 1 Dwelling Unit/Acre. The property is located within an appealable portion of Subregion 5 of the Coastal Specific Plan (CSP) district, but it is not located within the coastal setback zone. The discussion of Subregion 5 in the CSP notes that the Harden Estate gatehouse is the only residential development in the subregion, and that it "serves as an important component in the Peninsula's few remaining historical sites." This is reiterated in the Socio-Cultural Element of the CSP, which calls upon the City to "[consider] the implementation of appropriate measures to protect the identified cultural resources" in the City's coastal zone. The proposed project would serve to preserve and protect this historic resource. The subject property is not located within a visual corridor identified in the Corridors Element of the CSP. However, since no expansion of the gatehouse beyond the existing building envelope is proposed, the approval of this project will have no adverse effects upon a public view from Palos Verdes Drive South.
- B. The proposed development, when located between the sea and the first public road, is consistent with applicable public access and recreation policies of the Coastal Act. Although the subject property is located seaward of the first public road (i.e., Palos Verdes Drive South), it is surrounded by Abalone Cove Shoreline Park and does not extend to the mean high-tide line. As such, the property does not provide an opportunity for additional public access to coastal resources. By contrast, the surrounding City park provides extensive, existing opportunities for public access to coastal resources in the form of improved trails, public beaches and public off-street parking. Although the Planning Commission does not find that the provision of additional public access is warranted for this proposal, it is important to note that the Heritage Castle Museum will be open to a public, and will provide public access to a historical resource that has heretofore been prevented while the property was occupied as a private residence.

Section 2: The Planning Commission makes the following findings of fact with respect to the application for a Conditional Use Permit for the conversion of a portion of the Harden Estate gatehouse into the "Heritage Castle Museum":

- A. The site is adequate in size and shape to accommodate the proposed use and for all of the yards, setbacks, walls, fences, landscaping and other features required

by Title 17 (Zoning) or by conditions imposed under Section 17.60.050 to integrate said use with those on adjacent land and within the neighborhood. The subject property is just over two (2) acres in size, more than double the minimum lot size required under the RS-1 zoning district standards. With the exception of removal or legalization of minor accessory structures on the property, the proposed project improvements will occur mostly within the existing building. The site is adequate and size and shape to provide for off-street parking in accordance with Development Code standards.

- B. The site for the proposed use relates to streets and highways sufficient to carry the type and quantity of traffic generated by the subject use. The subject property has existing access to Palos Verdes Drive South, a major arterial roadway. Based upon most-recent rates set forth in the ITE Trip Generation Manual, the proposed museum use is not expected to generate sufficient peak-hour trips to warrant the preparation of a traffic impact analysis. In fact, the peak-hour trip generation of the proposed project is expected to be no more than that of a single-family residence.
- C. In approving the subject use at the specific location, there will be no significant adverse effect on adjacent property or the permitted use thereof. Parking and traffic impacts associated with the proposed project are not expected to have adverse effects upon the immediate neighborhood, particularly with the provision of thirty-three (33) off-street parking spaces. Furthermore, it has been determined that existing foliage on the subject property does not have adverse impacts upon protected views.
- D. The proposed use is not contrary to the General Plan. The General Plan designation for the subject property is Residential, <1 Dwelling Unit/Acre. The proposed project will not substantially alter the residential appearance and character of the site and structures. The Socio-Cultural Element of the General Plan makes specific reference to the Harden Estate gatehouse, and includes a goal calling upon the City to "strive to protect and preserve all significant archaeological, paleontological and historical resources within the City." The proposed project would serve to preserve and protect this historic resource.
- E. If the site of the proposed use is within any of the overlay control districts established by Chapter 17.40 (Overlay Control Districts) of Title 17 (Zoning), the proposed use complies with all applicable requirements of that chapter. The entirety of the City's coastal zone falls within the Natural, Socio-Cultural and Urban Appearance overlay control districts. These districts establish performance criteria for new development related to the protection of natural land and water areas (Natural); significant historical, archaeological or cultural resources (Socio-Cultural); and views, community character and aesthetics (Urban Appearance). The subject property does not contain natural land or water areas that qualify for

protection under the Natural Overlay Control District. However, the proposed project is protective of historical resources and community character in a manner that is consistent with the Socio-Cultural Overlay Control District and the Urban Appearance Overlay Control District.

- F. Conditions, which the Planning Commission finds to be necessary to protect the health, safety and general welfare, have been imposed upon this project. These conditions include all mitigation measures identified in the Mitigated Negative Declaration for the project. Examples include (but are not limited to) limitations on exterior illumination and amplified sound for special events; requirement that any existing encroachments onto the abutting City park and nature preserve be cured within one (1) year of the commencement of use; requiring the designation of the property and structures as a local historic site; requiring final approvals from the City's Building Official and geotechnical and NPDES consultants prior to building permit issuance; limiting the hours of nighttime special events on the property; requiring Fire Department approval for any modifications to the property and structures; and requiring the provision of additional off-site parking and shuttle service for special events.

Section 3: Any interested person aggrieved by this decision or by any portion of this decision may appeal to the City Council. Pursuant to Sections 17.60.060 and 17.72.100 of the Rancho Palos Verdes Municipal Code, any such appeal must be filed with the City, in writing and with the appropriate appeal fee, no later than fifteen (15) days following December 9, 2014, the date of the Planning Commission's final action.

Section 4: For the foregoing reasons and based on the information and findings included in the Staff Report, Minutes and other records of proceedings, the Planning Commission of the City of Rancho Palos Verdes hereby conditionally approves a Coastal Permit and Conditional Use Permit (Planning Case No. ZON2014-00332), in conjunction with the adoption of a Mitigated Negative Declaration, to allow the conversion of a portion of the Harden Estate gatehouse into the "Heritage Castle Museum," located at 5500 Palos Verdes Drive South, subject to the recommended conditions of approval in the attached Exhibit 'A'.

PASSED, APPROVED, AND ADOPTED this 9th day of December 2014, by the following vote:

AYES: Commissioners Cruikshank, Emenhiser, James and Tomblin,
Vice Chair Nelson and Chair Leon

NOES: None

ABSTENTIONS: None

ABSENT: Commissioner Gerstner

RECUSALS: None



Gordon Leon
Chairman



Joel Rojas, AICP
Director of Community Development; and,
Secretary to the Planning Commission

EXHIBIT 'A'
CONDITIONS OF APPROVAL
FOR COASTAL PERMIT AND CONDITIONAL USE PERMIT
(Ginsburg, 5500 Palos Verdes Drive South)

General

1. Prior to the submittal of plans into Building and Safety plan check, the applicant and the property owner shall submit to the City a statement, in writing, that they have read, understand, and agree to all conditions of approval contained in this Resolution. Failure to provide said written statement within ninety (90) days following date of this approval shall render this approval null and void.
2. Approval of this permit shall not be construed as a waiver of applicable and appropriate zoning regulations, or any Federal, State, County and/or City laws and regulations. Unless otherwise expressly specified, all other requirements of the City of Rancho Palos Verdes Municipal Code shall apply.
3. This approval is for the conversion of a 2,690-square-foot portion of the existing Harden Estate gatehouse into the "Heritage Castle Museum" and the development of thirty-three (33) off-street parking spaces within the existing developed area of the 2.06-acre site. The Director of Community Development is authorized to make minor modifications to the approved plans and any of the conditions of approval if such modifications will achieve substantially the same results as would strict compliance with the approved plans and conditions. Otherwise, any substantive change to the project shall require approval of a revision to the Coastal Permit and/or Conditional Use Permit by the Planning Commission and shall require new and separate environmental review.
4. All project development on the site shall conform to the specific standards contained in these conditions of approval or, if not addressed herein, in the RS-1 district development standards of the City's Municipal Code.
5. Failure to comply with and adhere to all of these conditions of approval may be cause to revoke the approval of the project by the Planning Commission after conducting a public hearing on the matter.
6. If the project has not been established (i.e., building permits obtained) within one year of the final effective date of this Resolution, or if construction has not commenced within one hundred eighty (180) days of the issuance of building permits, approval of the project shall expire and be of no further effect unless, prior to expiration, a written request for extension is filed with the Department of

Community Development and approved by the Director. Otherwise, a Coastal Permit and Conditional Use Permit revision must be approved prior to further development.

7. In the event that any of these conditions conflict with the recommendations and/or requirements of another permitting agency or City department, the stricter standard shall apply.
8. Unless otherwise designated in these conditions, all construction shall be completed in substantial conformance with the plans stamped APPROVED by the City with the effective date of this Resolution.
9. The construction site and adjacent public and private properties and streets shall be kept free of all loose materials resembling trash and debris in excess of that material used for immediate construction purposes. Such excess material may include, but not be limited to: the accumulation of debris, garbage, lumber, scrap metal, concrete asphalt, piles of earth, salvage materials, abandoned or discarded furniture, appliances or other household fixtures.
10. Permitted hours and days for construction activity are 7:00 AM to 6:00 PM, Monday through Friday, and 9:00 AM to 5:00 PM on Saturday, with no construction activity permitted on Sundays or on the legal holidays specified in Section 17.96.920 of the Rancho Palos Verdes Development Code. Trucks and other construction vehicles shall not park, queue and/or idle at the project site or in the adjoining public rights-of-way before 7:00 AM, Monday through Friday, or before 9:00 AM on Saturday, in accordance with the permitted hours of construction stated above.

Coastal Permit Conditions

11. Thirty-three (33) off-street parking spaces shall be provided, with each required parking space being individually accessible and maintaining minimum unobstructed dimensions of 9' in width and 20' in depth. The parking areas for these spaces be designed and constructed in accordance with all applicable best management practices (BMPs) related to water quality and habitat preservation. The parking areas should feature the maximum possible permeable surfaces, should control drainage so that it does not pollute or erode adjacent habitat areas, and should alter the existing topography as little as possible.
12. Any development proposal located within, adjacent to or draining into a designated Environmentally Sensitive Area (ESA) and involving the creation of two thousand five hundred square feet or more ($\geq 2,500$ SF) of impervious surface shall require the review and approval by the City's National Pollutant Discharge Elimination

System (NPDES) consultant prior to building permit issuance. [Mitigation Measure HYD-1]

13. All landscaping irrigation systems shall be part of a water management system approved by the Director of Public Works. Irrigation for landscaping shall be permitted only as necessary to maintain the yard and garden. [Mitigation Measure HYD-2]
14. In the event that additional off-street parking is need for special events on the premises, attendees may be shuttled to the site from a remote location, with the advance approval of the Director of Community Development and the Director of Public Works. [Mitigation Measure TRA-2]
15. If needed, additional remote off-street parking for special events on the premises shall not adversely impact the public's ability to access the coast or coastal recreational resources. Parking lots at City parks within the coastal zone shall not be used for additional remote off-street parking for special events.
16. The City shall be provided with at least two (2) weeks' advance notice of any special event proposing to utilize additional remote off-street parking, which must be approved by the City no later than five (5) days prior to the event.
17. Permittee is allowed to use shuttle buses and/or valet parking in order to manage parking for special events on the premises.
18. Notwithstanding Condition No. 16 above, the City shall be provided with at least one (1) weeks' advance notice of each of the special events allowed on the premises pursuant to this approval.
19. Within one (1) year of the City's approval of the proposed project, the applicant and the City shall reach and execute an agreement to eliminate any existing encroachment(s) of private improvements upon Abalone Cove Shoreline Park and the Palos Verdes Nature Preserve. The applicant shall conduct a property survey to determine the extent of such existing encroachment(s). The means to alleviate the encroachment(s) shall be a lot line adjustment between the City and the applicant. Said agreement shall be subject to the review of the State Resources Agencies, the Palos Verdes Peninsula Land Conservancy, the Successor Agency to the Rancho Palos Verdes Redevelopment Agency, and the Rancho Palos Verdes Successor Agency Oversight Board. [Mitigation Measure BIO-1] In the event that an agreement to eliminate these encroachments is not reached and executed within the 1-year timeframe—plus any time extensions that may be mutually agreed to by the applicant and the City—permission to use the property for the “Heritage Castle Museum” shall be null and void, and such use shall cease.

20. The lot line adjustment between the subject property and Abalone Cove Shoreline Park shall result in the equal conveyance of approximately one-third ($\frac{1}{3}$) acre between the properties, such that there is no net change in the size of either affected property. Pursuant to the City's certified Local Coastal Program and the provisions of the State Coastal Act, a coastal permit shall be approved by the City concurrent with this lot line adjustment.
21. In granting this approval, the City hereby grants the applicant temporary permission for the use of the driveways and other encroachments upon City property, in a manner consistent with these conditions of approval, until such time as the lot line adjustment and subsequent coastal permit are approved by the City and executed. A "hold harmless" agreement shall be executed by the applicant, to the satisfaction of the City Attorney, to protect the City/Successor Agency from liability as a result of the use of the City's/Agency's property. In the event that the lot line and subsequent coastal permit are not approved for some reason, consistent with the provisions of Condition No. 19 above, said temporary permission for the use of the City's property shall be null and void, and shall be revoked.

Conditional Use Permit Conditions

22. Prior to the issuance of a building permit for any modifications to the building, the applicant shall receive approval from the Los Angeles County Fire Department. [Mitigation Measure TRA-1]
23. Modifications to the structure and site for the approved use of the property shall be subject to the applicable conditions of approval recommended by the Los Angeles County Fire Department, as described in comments dated October 28, 2014, and attached hereto and incorporated herein as Exhibit 'B'.
24. If required by the City geotechnical staff, the applicant shall submit a soils report, and/or a geotechnical report, for the review and approval of the City geotechnical staff. [Mitigation Measure GEO-1]
25. All other necessary permits and approvals required pursuant to the Rancho Palos Verdes Municipal Code or any other applicable statute, law or ordinance shall be obtained. [Mitigation Measure GEO-2]
26. Prior to the issuance of a building permit for any modifications to the building, the City and the applicant shall agree to designate the property and structures as a historic site for the purposes of utilizing the State Historic Building Code (SHBC). The means to accomplish said designation shall be determined and approved by the City Council. [Mitigation Measure CUL-1]

27. Maximum occupancy of the facility shall be limited to a maximum of forty-nine (49) persons at any given time—including staff, docents or other personnel—for both museum tours and special events.
28. Museum hours and tours shall be limited to a maximum of four (4) hours per day, Thursdays through Sundays only between the hours of 9:00 AM and 5:00 PM. Tours shall be by advance appointment only, with no “walk-ins” permitted. Individual tours shall be docent-led and limited to a maximum of ten (10) persons.
29. A maximum of twelve (12) special events may be held at the facility during any calendar year, with no more than two (2) such events permitted in any single calendar month. Six (6) events shall be reserved for the benefit of the museum endowment and six (6) shall be reserved for the benefit of other local, non-profit groups.
30. Temporary, exterior illumination for events on the premises shall be installed in such a manner that lights are directed toward the subject property and away from surrounding residences and Abalone Cove Shoreline Park. [Mitigation Measure AES-1]
31. Temporary, amplified sound and/or music for events on the premises shall be installed in such a manner that speakers are directed toward the subject property and away from surrounding residences and Abalone Cove Shoreline Park. [Mitigation Measure NOI-1]
32. If amplified sound and/or music causes adverse impacts to neighboring properties, the applicant shall take any steps required by the Director of Community Development to eliminate such noise impacts.
33. Evening events on the premises shall cease no later than 10:00 PM. [Mitigation Measure NOI-2]
34. On-site signage shall be consistent with the provisions of Section 17.76.050 of the Rancho Palos Verdes Development Code, and shall require the approval of a sign permit prior to installation. No internally-illuminated signage is permitted.
35. Within six (6) months of the commencement of the operation of the museum, the Planning Commission shall review this approval. The Planning Commission may add, delete or modify conditions of approval based upon the outcome of this 6-month review.
36. Prior to the issuance of a building permit for any modifications to the building, the following non-permitted construction on the site shall be remedied:

- a. The barn shall be removed.
- b. The swimming pool shall be modified into a reflecting pond with a maximum depth of less than eighteen inches (<18”).
- c. The freestanding trellis shall be legalized.



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE
LOS ANGELES, CALIFORNIA 90063-3294

DARYL L. OSBY
FIRE CHIEF
FORESTER & FIRE WARDEN

RECEIVED

NOV 04 2014

October 28, 2014

Kit Fox, Senior Administrative Analyst
City of Rancho Palos Verdes
Community Development Department
30940 Hawthorne Boulevard
Rancho Palos Verdes, CA 90275-5391

Dear Mr. Fox:

PROPOSED MITIGATED NEGATIVE DECLARATION, CASE NO. ZON2014-00332, "HERITAGE CASTLE MUSEUM," IT WOULD OCCUPY A 2,690-SQUARE-FOOT PORTION OF THE EXISTING HARDEN ESTATE GATEHOUSE, IT WILL FEATURE INTERACTIVE, STATE-OF-THE-ART EXHIBITS TELLING THE HISTORY OF THE PALOS VERDES PENINSULA, 5500 PALOS VERDES DRIVE SOUTH, RANCHO PALOS VERDES (FFER #201400182)

The Proposed Mitigated Negative Declaration has been reviewed by the Planning Division, Land Development Unit, Forestry Division, and Health Hazardous Materials Division of the County of Los Angeles Fire Department. The following are their comments:

PLANNING DIVISION:

1. We have no comment at this time.

LAND DEVELOPMENT UNIT:

1. The statutory responsibilities of the County of Los Angeles Fire Department's Land Development Unit, are the review of, and comment on all projects within the unincorporated areas of the County of Los Angeles. Our emphasis is on the availability of sufficient water supplies for firefighting operations and

SERVING THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY AND THE CITIES OF:

AGOURA HILLS	CALABASAS	DIAMOND BAR	HIDDEN HILLS	LA MIRADA	MALIBU	POMONA	SIGNAL HILL
ARTESIA	CARSON	DUARTE	HUNTINGTON PARK	LA PUENTE	MAYWOOD	RANCHO PALOS VERDES	SOUTH EL MONTE
AZUSA	CERRITOS	EL MONTE	INDUSTRY	LAKEWOOD	NORWALK	ROLLING HILLS	SOUTH GATE
BALDWIN PARK	CLAREMONT	GARDENA	INGLEWOOD	LANCASTER	PALMDALE	ROLLING HILLS ESTATES	TEMPLE CITY
BELL	COMMERCE	GLEN DORA	IRWINDALE	LAWNDALE	PALOS VERDES ESTATES	ROSEMEAD	WALNUT
BELL GARDENS	COVINA	HAWAIIAN GARDENS	LA CANADA FLINTRIDGE	LOMITA	PARAMOUNT	SAN DIMAS	WEST HOLLYWOOD
BELLFLOWER	CUDAHY	HAWTHORNE	LA HABRA	LYNWOOD	PICO RIVERA	SANTA CLARITA	WESTLAKE VILLAGE
BRADBURY							WHITTIER

local/regional access issues. However, we review all projects for issues that may have a significant impact on the County of Los Angeles Fire Department. We are responsible for the review of all projects within contract cities (cities that contract with the County of Los Angeles Fire Department for fire protection services). We are responsible for all County facilities, located within non-contract cities. The County of Los Angeles Fire Department's Land Development Unit, may also comment on conditions that may be imposed on a project by the Fire Prevention Division, which may create a potentially significant impact to the environment.

2. The County of Los Angeles Fire Department's Land Development Unit's comments are only general requirements. Specific fire and life safety requirements will be addressed at the building and fire plan check phase. There may be additional requirements during this time.
3. The development of this project must comply with all applicable code and ordinance requirements for construction, access, water mains, fire flows and fire hydrants.
4. This property is located within the area described by the Forester and Fire Warden as a Fire Zone 4, Very High Fire Hazard Severity Zone (VHFHSZ). All applicable fire code and ordinance requirements for construction, access, water mains, fire hydrants, fire flows, brush clearance and fuel modification plans, must be met.
5. Every building constructed shall be accessible to Fire Department apparatus by way of access roadways, with an all-weather surface of not less than the prescribed width. The roadway shall be extended to within 150 feet of all portions of the exterior walls when measured by an unobstructed route around the exterior of the building.
6. Fire sprinkler systems are required in some residential and most commercial occupancies. For those occupancies not requiring fire sprinkler systems, it is strongly suggested that fire sprinkler systems be installed. This will reduce potential fire and life losses. Systems are now technically and economically feasible for residential use.
7. The development may require fire flows up to 8,000 gallons per minute at 20 pounds per square inch residual pressure for up to a five-hour duration. Final fire flows will be based on the size of buildings, its relationship to other structures, property lines, and types of construction used.

8. All access devices and gates shall meet the following requirements:
 - a) Any single gated opening used for ingress and egress shall be a minimum of 26 feet in-width, clear-to-sky.
 - b) Any divided gate opening (when each gate is used for a single direction of travel i.e., ingress or egress) shall be a minimum width of 20 feet clear-to-sky.
 - c) Gates and/or control devices shall be positioned a minimum of 50 feet from a public right-of-way, and shall be provided with a turnaround having a minimum of 32 feet of turning radius. If an intercom system is used, the 50 feet shall be measured from the right-of-way to the intercom control device.
 - d) All limited access devices shall be of a type approved by the Fire Department.
 - e) Gate plans shall be submitted to the Fire Department, prior to installation. These plans shall show all locations, widths and details of the proposed gates.
9. Disruptions to water service shall be coordinated with the County of Los Angeles Fire Department and alternate water sources shall be provided for fire protection during such disruptions.
10. Should any questions arise regarding subdivision, water systems, or access, please contact the County of Los Angeles Fire Department's Land Development Unit Inspector, Nancy Rodeheffer, at (323) 890-4243 or at nrodeheffer@fire.lacounty.gov.
11. The County of Los Angeles Fire Department's Land Development Unit, appreciates the opportunity to comment on this project.

FORESTRY DIVISION – OTHER ENVIRONMENTAL CONCERNS:

1. The statutory responsibilities of the County of Los Angeles Fire Department's Forestry Division include erosion control, watershed management, rare and endangered species, vegetation, fuel modification for Very High Fire Hazard Severity Zones or Fire Zone 4, archeological and cultural resources, and the County Oak Tree Ordinance.

Kit Fox, Senior Administrative Analyst
October 28, 2014
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2. Due to the limited amount of information included in your request, we are unable to respond to specific potential impacts.

HEALTH HAZARDOUS MATERIALS DIVISION:

1. The Health Hazardous Materials Division has no objection to the proposed project.

If you have any additional questions, please contact this office at (323) 890-4330.

Very truly yours,



FRANK VIDALES, CHIEF, FORESTRY DIVISION
PREVENTION SERVICES BUREAU

FV:jl