

**LOCAL AGENCY FORMATION COMMISSION  
REGULAR MEETING AGENDA**

Wednesday, February 8, 2006  
9:00 a.m.

Board of Supervisors' Hearing Room, Room 381B  
Kenneth Hahn Hall of Administration  
500 West Temple Street, Los Angeles 90012

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A person with a disability may contact the LAFCO office at (818) 254-2454 at least 72 hours before the scheduled meeting to request receipt of an agenda in an alternative format or to request disability-related accommodations, including auxiliary aids or services, in order to participate in the public meeting. Later requests will be accommodated to the extent feasible.

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1. **CALL MEETING TO ORDER.**
2. **PLEDGE OF ALLEGIANCE WILL BE LED BY CHAIRMAN PELLISSIER.**
3. **PUBLIC HEARING**
  - a. City of Hawthorne Annexation No. 2005-32
4. **GOVERNMENT CODE § 56857 NOTICES**  
(For Informational Purposes Only, Receive and File)

Upon receipt of any proposed change of organization or reorganization that includes the annexation of territory to any district, if the proposal is not filed by the district to which annexation is proposed, Government Code Section 56857 requires LAFCO to place the proposal on its agenda for informational purposes only.

- a. Los Angeles County Waterworks District No. 40 – Annexation No. 2006-04.
- b. Los Angeles County Waterworks District No. 40 – Annexation No. 2006-05.

5. **OTHER ITEMS**

- a. Approve minutes of the meeting held January 25, 2006.
- b. Receive and file Municipal Service Reviews and Spheres of Influence Update.
- c. Approve January 2006 Operating Account Check Register.
- d. Receive and file update on pending applications.

6. **PUBLIC COMMENT**

This is the opportunity for members of the public to address the Commission on items that are not on the posted agenda, provided that the subject matter is within the jurisdiction of the Commission. Speakers are reminded of the three-minute time limitation.

7. **FUTURE MEETINGS**

February 22, 2006  
March 8, 2006

8. **FUTURE AGENDA ITEMS**

Items not on the posted agenda which, if requested, will be referred to staff or placed on a future agenda for discussion and action by the Commission, or matters requiring immediate action because of an emergency situation or where the need to take immediate action came to the attention of the Commission subsequent to the posting of the agenda.

9. **ADJOURNMENT MOTION**

## **Staff Report**

**February 8, 2006**

**City of Hawthorne Annexation No. 2005-32**  
(Uninhabited territory)

### **Agenda Item No. 3a**

Agenda item No. 3a is a proposal requesting annexation of approximately 0.45 acres of uninhabited county territory to the City of Hawthorne. The applicant of record is the City of Hawthorne, the proposal having been initiated by City of Hawthorne Resolution No. 6963. The application was received on August 9, 2005.

**Related Jurisdictional Changes:** Annexation to the City of Hawthorne, and detachment of the same territory from County Road District No. 2, County Lighting Maintenance District No. 1687, County Lighting District LLA-1, and the Lennox Garbage Disposal District.

**Purpose of Request:** The purpose of the request is to allow for an integrated housing development under a single governmental jurisdiction. The subject property and the property to the south, within the City of Hawthorne, are owned by the same landowner. The owner has proposed a six-unit planned development which will span both properties. Upon approval of the annexation, the existing lots will be combined into one parcel; a tentative tract map will be filed and subsequently divided into seven lots. A single-family housing unit is proposed on each of the six lots. The seventh lot is proposed for a common driveway and guest parking.

**Location:** The subject territory is located at 11137 South Freeman Avenue, in the unincorporated community commonly known as Lennox. The annexation site is bounded to the north by West 111<sup>th</sup> Street, on the south by the 105 Glen Anderson Freeway, on the west by South Cedar Avenue, and on the east by South Freeman Avenue.

### **Factors of Consideration Pursuant to Government Code Section 56668**

1. *Population:* There are currently no residents within the subject territory. The estimated population upon development is 24 residents.
2. *Registered Voters/Landowners:* The County Registrar-Recorder/County Clerk has certified that there are no registered voters residing within the proposal area.
3. *Topography, Natural Boundaries and Drainage Basins:* The area is characterized as having a flat terrain, with no natural features.
4. *Zoning, Present and Future Land Use:* The subject territory is currently vacant and unimproved. The County's zoning designation is R-2 (Two-Family Residence, Low-Medium Density Residential, 6-12 units/gross acre). Future land use includes the proposed residential development.

5. *Surrounding Land Use:* North and east of the subject property is developed with single-family and multiple-family housing units; to the south is the 105 Glenn Anderson Freeway, and to the west is a Caltrans Park and Ride parking lot.
6. *Pre-zoning and Conformance with the General Plan:* The City of Hawthorne adopted a pre-zone ordinance for the annexation area (Ordinance No. 1824) reclassifying zoning of the subject site from R-2 (Two Family Residence) to R-3 (High Density Residential). The proposed change in zone classification is consistent with the City's existing General Plan and the County's General Plan.
7. *Assessed Value, Tax Transfer:*  
The per capita land value is \$84,785 based on the 2004 Assessor Tax Rolls. All agencies have adopted a tax transfer resolution.
8. *Governmental Services and Control, Availability and Adequacy:*  
Upon approval of the annexation request and development of the site, municipal services will be provided by the City of Hawthorne. Services will be provided at an adequate level.
9. *Effects on Agricultural and Open-Space Lands:*  
The proposal will not impact agricultural or open-space lands.
10. *Boundaries and Lines of Assessment:*  
The boundaries of this territory have been clearly defined and correspond to lines of assessment or ownership. This proposal does not create any new islands of unincorporated county territory.
11. *Effects of the Proposal on Adjacent Areas and the County:* The proposed development will have little effect on the surrounding areas and would have minimal economic impact on both the City and County. The alternative governmental option would be to detach the adjacent territory from the City of Hawthorne.
12. *Sphere of Influence:*  
The subject territory is within the City of Hawthorne's current sphere of influence.
13. *Regional Housing Needs:*  
The City's regional housing need for the period 1998-2005 is 598 units. The City will come close to or exceed the projected need. The City of Hawthorne and Lennox are built-out communities; additional development will be accomplished through in-fill and redevelopment of existing properties.

14. *Comments from Affected Agencies:*

There were no comments received from any affected agency.

15. *Ability of the Receiving Governmental Agency to Provide Services:*

The City of Hawthorne has sufficient revenues and can adequately provide services to the area.

16. *Correspondence:*

No correspondence has been received regarding this annexation request.

**CEQA**

The City of Hawthorne approved a Negative Declaration for the project on July 12, 2005, Resolution No. 6965.

**Protest Proceedings**

We have received letters requesting a waiver of the protest proceedings from the City of Hawthorne and the land owner, and a letter in support of the waiver from the Lennox Garbage Disposal District.

All of the owners of land and all subject agencies have consented to the waiver of protest proceedings, pursuant to Government Code Section 56663 (c), and therefore, the Commission may waive protest proceedings in their entirety.

**Conclusion**

Staff recommends approval of this annexation request. The annexation is a logical and reasonable extension of the City of Hawthorne boundary.

**Recommendation:**

- 1) Open the public hearing and receive testimony on the proposed annexation.
- 2) There being no further testimony, close the public hearing.
- 3) Adopt the resolution making determinations approving and ordering annexation of the subject territory to the City of Hawthorne.

**RESOLUTION OF THE LOCAL AGENCY FORMATION  
COMMISSION FOR LOS ANGELES COUNTY  
MAKING DETERMINATIONS AND ORDERING  
"ANNEXATION NO. 2005-32"  
TO THE CITY OF HAWTHORNE**

WHEREAS, the City of Hawthorne adopted a resolution of application to initiate proceedings before the Local Agency Formation Commission for Los Angeles County (the "Commission"), pursuant to Part 3, Division 3, Title 5, of the California Government Code (commencing with section 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000), for annexation of territory herein described to the City of Hawthorne, including the detachment of said territory from Los Angeles County Road District No. 2, County Lighting District 1687, County Lighting District LLA-1 and the Lennox Garbage Disposal District; and

WHEREAS, the proposed annexation consists of 0.45 ± acres of uninhabited, unincorporated County of Los Angeles territory and is assigned the following distinctive short form designation: "Annexation No.2005-32 to the City of Hawthorne;" and

WHEREAS, the principal reason for this annexation is allow for an integrated housing development under a single governmental jurisdiction; and

WHEREAS, the Executive Officer has reviewed the proposal and submitted to the Commission a report, including his recommendations thereon; and

WHEREAS, on February 8, 2006, after being duly and properly noticed, this proposal came on for hearing at which time this Commission heard and received all oral and written testimony, objections and evidence which were made, presented or filed, and all persons present were given an opportunity to hear and be heard with respect to this proposal and the report of the Executive Officer.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission, acting in its role as a responsible agency with respect to Annexation No. 2005-32 pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15096, certifies that it has independently considered and reached its own conclusions regarding the environmental effects of the proposed project and the environmental documents adopted by the City of Hawthorne as lead agency, namely City of Hawthorne Resolution No. 6965, approving and adopting a Negative Declaration for the annexation area. LAFCO finds that it has complied with the requirements of CEQA with respect to the process for a responsible agency, and hereby adopts by reference the Negative Declaration, previously adopted by the City of Hawthorne in connection with its approval of the proposed project.
2. A description of the boundaries and map of the proposal, as approved by this Commission, are set forth in Exhibits A and B, attached hereto and by this reference incorporated herein.
3. The subject territory consists of 0.45 acres, is uninhabited, and is assigned the following short form designation:

“City of Hawthorne Annexation No. 2005-32”
4. Annexation No.2005-32 to the City of Hawthorne is hereby approved, subject to the following terms and conditions:
  - a. Annexation of the subject territory to the City of Hawthorne.
  - b. Detachment of the subject territory from Los Angeles County Road District No.
  - c. Detachment of the subject territory from County Lighting District 1687.
  - d. Detachment of the subject territory from County Lighting District LLA-1.

- e. Detachment of the subject territory from the Lennox Garbage Disposal District.
- f. The territory so annexed shall be subject to the payment of such service charges, assessments or taxes as levied by the City of Hawthorne.
- g. The regular County assessment roll shall be utilized by the City of Hawthorne.
- h. The territory will not be taxed for existing bonded indebtedness of the City of Hawthorne.

5. Pursuant to Government Code Section 56663(c), the Commission hereby finds and determines that:

- a. The territory to be annexed is uninhabited;
- b. All owners of land within the affected territory have given their written consent to the change of organization; and
- c. All affected local agencies that will gain or lose territory as a result of this change of organization have consented in writing to a waiver of Commission protest proceedings.

Based thereon, protest proceedings are waived.

6. Based upon the above, the Commission hereby orders the uninhabited territory described in Exhibits A and B annexed to the City of Hawthorne.
7. The Executive Officer is directed to transmit a certified copy of this resolution to the City Clerk of the City of Hawthorne upon the City's payment of applicable fees required by Government Code Section 54902.5, and prepare, execute and file a certificate of completion with the appropriate public agencies, pursuant to Government Code Section 57200, *et seq.*

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PASSED AND ADOPTED this 8th day of February 2006.

Ayes:

Noes:

Absent:

Abstain:

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LARRY J. CALEMINE, Executive Officer

**Staff Report**

**February 8, 2006**

**Agenda Item No. 4**

**GOVERNMENT CODE § 56857 NOTICES  
(For Informational Purposes Only, Receive and File)**

**Los Angeles County Waterworks District No. 40**

Upon receipt of any proposed change of organization or reorganization that includes the annexation of territory to any district, if the proposal is not filed by the district to which annexation of territory is proposed, Government Code section 56857 requires LAFCO to place the proposal on its agenda for informational purpose only. Within 60 days of the meeting date, the annexing district may adopt and submit to LAFCO a resolution requesting termination of the annexation proceedings. The law requires that the annexing district "present written findings supported by substantial evidence in the record that the termination request is justified by a financial or service related concern." Prior to the commission's determination of termination of proceedings the resolution is subject to judicial review.

Waiver of 60-Day Termination Period

Under section 56857, LAFCO may not hear and consider the proposed annexation until the 60-day termination period has expired. The Code provides, however, that the commission may waive the 60-day termination period if the annexing district adopts and submits to LAFCO a resolution supporting the change of organization or reorganization.

The following is a summary of annexation proposals filed with LAFCO:

a. Project Description – Annexation No. 2006-04

An application has been filed by Frontier Homes to annex vacant territory into the boundaries of Los Angeles County Waterworks District No. 40.

Project Location

Major streets and highways are 30<sup>th</sup> Street East and Newgrove Street, in the City of Lancaster.

b. Project Description – Annexation 2006-05

Global Investment & Development, LLC has filed an application to annex 30.66± acres of vacant territory into the boundaries of Los Angeles County Waterworks District No. 40.

Project Location

The project site is located in the northwest corner of 40<sup>th</sup> Street West and Avenue I, in the City of Lancaster.

**Recommended Action**

Receive and file.

