



Department of Regional Planning
 320 West Temple Street
 Los Angeles, California 90012

PROJECT NUMBER

2016-000933-(2)

HEARING DATE

December 14, 2016

REQUESTED ENTITLEMENTS

Zone Change No. RPPL 2016004262
 Plot Plan Review No. 2016004266

PROJECT SUMMARY

OWNER / APPLICANT

AMCAL Multi-Housing.

MAP/EXHIBIT DATE

October 24, 2016

PROJECT OVERVIEW

The project is a request for a Zone Change of three parcels to the Mixed Use Development Zone (MXD Zone) on Florence Avenue in the unincorporated community of Florence-Firestone. The project consists of a zone change for the following parcels:

- Assessor Parcel Number 6021-016-009 from C-2 to MXD.
- Assessor Parcel Number 6021-016-901 from C-2 to MXD.
- Assessor Parcel Number 6021-016-900 from IT to MXD.

The proposed project consists of the construction of a new 170,000-square-foot mixed-use building. The new mixed use building is a five-level, 60-foot tall structure with an additional level of subterranean parking and will contain a new public library and 116 senior and/or special needs affordable housing units (plus one manager's unit for a total of 117 units).

LOCATION

1600-1610-1616 E. Florence Ave., Florence-Firestone

ACCESS

Florence and Maie Avenues

ASSESSORS PARCEL NUMBER(S)

6021-016-009; -900; -901

SITE AREA

1.0 Acres

GENERAL PLAN / LOCAL PLAN

Los Angeles County General Plan

ZONED DISTRICT

Compton-Florence

LAND USE DESIGNATION

Mixed Use (MU)

Public and Semi-Public (P)

ZONE

C-2 (Neighborhood Business)

IT (Institutional)

PROPOSED UNITS

117

MAX DENSITY/UNITS

150/ac

COMMUNITY STANDARDS DISTRICT

Florence-Firestone CSD

ENVIRONMENTAL DETERMINATION (CEQA)

Section 15061.b.3, Review for Exemption, and Section 21155 Transit Priority Project Categorical Exemption

KEY ISSUES

- Consistency with the Los Angeles County General Plan
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
 - 22.16, Part 2 (Zone Changes and Amendments)
 - 22.44.138 (Florence-Firestone CSD Requirements)
 - 22.40.485 (Mixed Use Development Zone Development Standards)

CASE PLANNER:

Travis Seawards

PHONE NUMBER:

(213) 974 - 6462

E-MAIL ADDRESS:

TSeawards@planning.lacounty.gov