# PROJECT SUMMARY

## REQUESTED ENTITLEMENTS
- Conditional Use Permit No. RPPL2016005207
- Housing Permit No. RPPL2017006970

## PROJECT OVERVIEW
The proposed Project ("Downey I") is a request to authorize the demolition of existing commercial structures and the construction of a 42-affordable housing unit apartment complex with ground floor commercial retail space and parking. The three-story building would consist of twenty-four (24) studio units, thirteen (13) 1-bedroom units, five (5) 2-bedroom units, courtyard, gym, management office, community room, bicycle storage, and other amenities.

## LOCATION
4161 and 4169 Whittier Blvd.

## ASSESSORS PARCEL NUMBER(S)
- 5236-005-032, 5236-005-033, 5236-005-034

## SITE AREA
- 0.69 acre (30,088 square feet)

## GENERAL PLAN / LOCAL PLAN
- East Los Angeles Community Plan

## ZONED DISTRICT
- Eastside Unit No.1

## LAND USE DESIGNATION
- CC-Community Commercial
- MD-Medium Density Residential (30 du/net ac)

## ZONE
- C-3 (General Commercial Zone)
- R-3 (Limited Density Multiple Residence)

## PROPOSED UNITS
- 42 units

## MAX DENSITY/UNITS
- 20 units

## COMMUNITY STANDARDS DISTRICT
- East Los Angeles CSD

## ENVIRONMENTAL DETERMINATION (CEQA)
CEQA exemption as a Transit-Priority Project (TPP) and a Sustainable Communities Project (SCP) pursuant to California Public Resources Code and CEQA Statute and Guidelines Section 21155.1.

## KEY ISSUES
- Consistency with the Los Angeles County General Plan and East Los Angeles Community Plan
- Satisfaction of the following Sections of Title 22 of the Los Angeles County Code:
  - 22.56.040 (Conditional Use Permit Burden of Proof Requirements)
  - 22.44.118 (East Los Angeles CSD requirements)
  - 22.56, Part 18 (Housing Permits – for density bonus and other incentives)

## CASE PLANNER:
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