# PROJECT SUMMARY

## PROJECT OVERVIEW
The proposed Project ("Downey II") is a request to authorize the demolition of existing commercial structures and the construction of a 71-affordable housing unit apartment complex with ground floor commercial retail and underground parking. The four-story building would consist of thirty four (34) 1-bedroom units, nineteen (19) 2-bedroom units, eighteen (18) 3-bedroom units, community room, interior courtyards, management office, storage, and other amenities.

## LOCATION
4200-4224 Whittier Blvd.

## ACCESS
Downey Road

## ASSESSORS PARCEL NUMBER(S)

## SITE AREA
1.3 acre (58,243 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
<table>
<thead>
<tr>
<th>Proposed Units</th>
<th>Max Density/Units</th>
<th>Community Standards District</th>
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</thead>
<tbody>
<tr>
<td>71 units</td>
<td>43 units</td>
<td>East Los Angeles CSD</td>
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## 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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