



Los Angeles County Department of Regional Planning
 320 West Temple Street, Los Angeles, California 90012
 Telephone (213) 974-6443

PROJECT NO. R2009-02015-(2)
CASE NO. RCUP 200900150/RPA 200900013/
 RZC 200900013/RPKD 201000005/
 RENV 200600147

RPC MEETING DATE May 12, 2010	CONTINUE TO June 16, 2010, July 14, 2010
AGENDA ITEM	
PUBLIC HEARING DATE October 6, 2010	

APPLICANT Din/Cal, Inc (c/o Josh Vasbinder)	OWNER City of Angeles Church of Religious Science of LA	REPRESENTATIVE Aaron Clark of Armbruster, Goldsmith and Delvac, LLP
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REQUEST
General Plan Amendment: To amend from "Low Density Residential" (one to six dwelling units per acre) to "High Density Residential" (22 or more dwelling units per acre). **Zone Change:** To change from "R-3-DP" (Limited Multiple Residence – Development Program) and "R-1" (Single Family Residence) to "R-4-DP" (Unlimited Residence – Development Program). **Condition Use Permit:** To authorize the construction, operation and maintenance of a 196-unit apartment complex and appurtenant parking facilities in the proposed DP zone. **Parking Deviation:** to provide less than required parking. **Yard Modification:** to increase the height of the block wall above the six-foot height limit.

LOCATION/ADDRESS
 5544, 5550 Grosvenor Blvd, Los Angeles, CA 90066

ACCESS Grosvenor Blvd to the west and Juniette Blvd to the east	ZONED DISTRICT Playa Del Rey
ASSESSORS PARCEL NUMBER 4211-003-038, -040, -041, -042, -068	COMMUNITY West Fox Hills
SIZE 4.93 acres	COMMUNITY STANDARDS DISTRICT N/A

	EXISTING LAND USE	EXISTING ZONING
Project Site	Church and single family residence	R-3-DP; R-1
North	Single family residence	R-1
East	Office buildings, single family residences (unincorporated county). City of Los Angeles, elementary school.	City of Los Angeles
South	City of Los Angeles, apartments	City of Los Angeles
West	City of Los Angeles, office buildings, manufacturing, gymnastics center	City of Los Angeles

GENERAL PLAN	DESIGNATION	MAXIMUM DENSITY	CONSISTENCY
Countywide	1 – Low Density Residential	One to Six Dwelling Units Per Acre	See Staff Analysis

ENVIRONMENTAL DETERMINATION
 Environmental Impact Report

PROJECT DESCRIPTION The Millennium-Playa Del Mar Project is a proposal for a 196-unit, four-story apartment complex on 4.93 acres. The building height will range from two to four stories. The proposed project includes 353 parking spaces, 329 of which will be housed in a three-story parking structure, landscaped courtyards, fitness center; and a swimming pool and spa. A ten percent reduction in parking and a yard modification to increase the height of the block wall to the north is also requested. Prior to the construction of the new buildings, two existing buildings (church and single-family residence) will be demolished. The demolition will create 15,000 cubic yards of waste material, which will be exported. The project will require 54,900 cubic yard of grading, 15,000 cubic yards of which will also be exported. The project site is accessed via Grosvenor Blvd to the west and Juniette St. to the east.

KEY ISSUES

- Satisfaction of Section 22.56.040 of the Los Angeles County Code Title 22, Conditional Use Permit Burden of Proof requirements.
- Satisfaction of Part 2 of Title 22, Zone Change and Amendment requirements.
- Consistency with the Countywide General Plan.

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

STAFF CONTACT PERSON		
RPC HEARING DATE(S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING
STAFF RECOMMENDATION (PRIOR TO HEARING)		
SPEAKERS* (O) (F)	PETITIONS (O) (F)	LETTERS (O) (F)

* (O) = Opponents (F) = In Favor