



Los Angeles County Department of Regional Planning
 320 West Temple Street
 Los Angeles, California 90012
 Telephone (213) 974-6462
PROJECT NUMBER R2009-02027-(2)
Conditional Use Permit No. 200900151

PUBLIC HEARING DATE 7/5/2011	AGENDA ITEM
RPC CONSENT DATE	CONTINUE TO

APPLICANT Roosevelt Hicks	OWNER Roosevelt Hicks	REPRESENTATIVE Wil Nieves
-------------------------------------	---------------------------------	-------------------------------------

PROJECT DESCRIPTION
 A conditional use permit is required to authorize an apartment house pursuant to Section 22.20.200.A.

REQUIRED ENTITLEMENTS
 Request for the continued use, maintenance and operation of an existing nine unit apartment building in the R-2 Zone.

LOCATION/ADDRESS
 1438 West 103th Street, Los Angeles, CA 90047

SITE DESCRIPTION
 The site plan depicts a two story 7,109 square foot nine unit apartment building with nine covered parking spaces located on a 8,820 square foot parcel. The plan also depicts a ten foot wide driveway and 795 square feet of landscaping. A 5 foot high chain link fence with a gate is shown on the north property line and chain link and block wall fencing along the east, south, and west property lines. The side yard setbacks are shown as ten and five feet, front yard setback is fifteen feet and rear yard setback is twenty-four feet. Access is via West 103rd Street to the north.

ACCESS West 103rd Street	ZONED DISTRICT West Athens-Westmont
ASSESSORS PARCEL NUMBER 6059-022-008	COMMUNITY West Athens-Westmont
SIZE 0.2 Acres	COMMUNITY STANDARDS DISTRICT West Athens-Westmont

	EXISTING LAND USE	EXISTING ZONING
Project Site	Apartment building (9-units)	R-2 (Two-family Residence) Zone
North	Apartment building (12-units), single-family residences	R-2 (Two-family Residence) Zone
East	Single-family residences	R-2 (Two-family Residence) Zone
South	Apartment building (10-units), single-family residences	R-2 (Two-family Residence) Zone
West	Single-family residences	R-2 (Two-family Residence) Zone

GENERAL PLAN/COMMUNITY PLAN West Athens-Westmont	LAND USE DESIGNATION RD 3.1 - Two Family Residence	MAXIMUM DENSITY 17
--	--	------------------------------

ENVIRONMENTAL DETERMINATION
 Class 1 Categorical Exemption-Existing Facilities

RPC LAST MEETING ACTION SUMMARY

LAST RPC MEETING DATE	RPC ACTION	NEEDED FOR NEXT MEETING
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING/ABSENT

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

STAFF CONTACT PERSON: Andrew Svitek		
RPC HEARING DATE(S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING
STAFF RECOMMENDATION (PRIOR TO HEARING):		
SPEAKERS* (O) 0 (F) 0	PETITIONS (O) 0 (F) 0	LETTERS (O) 0 (F) 0

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