

THE DEPARTMENT OF REGIONAL PLANNING  
COUNTY OF LOS ANGELES

NOTICE OF PUBLIC HEARING

The Los Angeles County Hearing Officer will conduct a public hearing on the following project. The project is exempt from the California Environmental Quality Act (CEQA). You will have an opportunity to testify or submit written comments.

**Date and Time:** Tuesday, July 5, 2011 at 9:00 a.m.

**Hearing Location:** Room 150, 320 West Temple Street, Los Angeles, CA 90012

**Permit(s):** R2009-02027-(2), Conditional Use Permit 200900151

**Project Location:** 1438 West 103th Street, Los Angeles, CA 90047

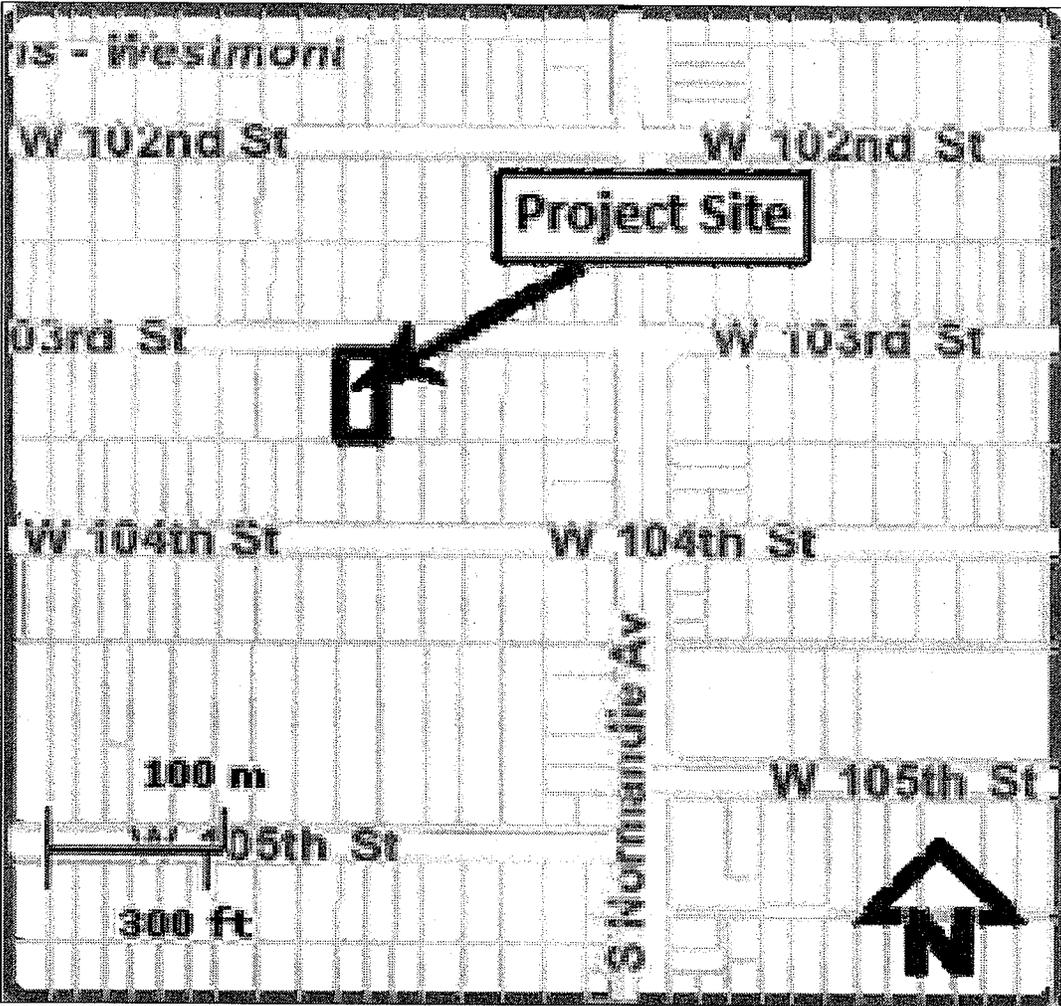
**Description:** Request for the continued use, maintenance and operation of an existing nine unit apartment building in the R-2 Zone.

**Add'l Info:** Review case materials online at <http://planning.lacounty.gov/case> or at Woodcrest Library  
1340 W. 106th St.  
Los Angeles CA 90044  
(323) 757-9373

**Contact:** Andrew Svitek  
Dept. of Regional Planning, 320 W. Temple St., Los Angeles, CA 90012  
Telephone: 213-974-6462 Fax: 213-626-0434  
E-mail: ASvitek@planning.lacounty.gov

If you need reasonable accommodations or auxiliary aids, contact the Americans with Disabilities Act (ADA) Coordinator at 213-974-6488 (Voice) or 213-617-2292 (TDD) at least 3 business days' notice.

**Si necesita más información por favor llame al 213-974-6466.**





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**

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

<b>APPLICANT</b> Roosevelt Hicks	<b>OWNER</b> Roosevelt Hicks	<b>REPRESENTATIVE</b> 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.

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

	<b>EXISTING LAND USE</b>	<b>EXISTING ZONING</b>
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

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

**ENVIRONMENTAL DETERMINATION**  
 Class 1 Categorical Exemption-Existing Facilities

**RPC LAST MEETING ACTION SUMMARY**

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

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

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

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