



Department of Regional Planning  
 320 West Temple Street  
 Los Angeles, California 90012

**PROJECT NUMBER**

R2010-01085-(1)

**HEARING DATE**

February 19, 2013

**REQUESTED ENTITLEMENTS**

Conditional Use Permit No. 201000114  
 Parking Permit No. 20100007  
 Environmental Assessment No. 20100051

# PROJECT SUMMARY

**OWNER / APPLICANT**

21<sup>st</sup> Century Capital Investments / Lorient & Associates

**MAP/EXHIBIT DATE**

September 22, 2012

**PROJECT OVERVIEW**

The subject property is currently developed with a duplex on a hillside rectangular parcel with 25% slope that fronts on two streets, Service Street to the north and Wooline Drive to the south. The two existing dwelling units, one of which is not permitted, are accessed from Service Street. The proposed project includes the retroactive approval of the second unit, and a new proposed 1,140 square foot third unit, to be accessed from Wooline Drive. The requested entitlements include a conditional use permit for development in a hillside area (25% slope or greater), a parking permit to waive the requirement for covered parking for the proposed third unit, and a waiver to the Community Standard District 50% landscaping requirement.

**LOCATION**

4182 Service Street, East Los Angeles

**ACCESS**

Service Street and Wooline Drive

**ASSESSORS PARCEL NUMBER(S)**

5226-017-029

**SITE AREA**

5,116.6 Square Feet (0.12 acre)

**GENERAL PLAN / LOCAL PLAN**

East Los Angeles Community Plan

**ZONED DISTRICT**

City Terrace

**LAND USE DESIGNATION**

MD (Medium Density Residential, 30 du/ac)

**ZONE**

R-3 (Limited Multiple Residence)

**PROPOSED UNITS**

3 DU

**MAX DENSITY/UNITS**

3 DU

**COMMUNITY STANDARDS DISTRICT**

East Los Angeles Community Standards District

**ENVIRONMENTAL DETERMINATION (CEQA)**

Negative Declaration

**KEY ISSUES**

- Consistency with the East Los Angeles Community Plan
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
  - 22.56.040 (Conditional Use Permit Burden of Proof Requirements)
  - 22.56.215.F.1 (Hillside Management CUP Burden of Proof Requirements)
  - 22.56.1020 (Parking Permit Burden of Proof Requirements)
  - 22.44.118 (East Los Angeles CSD requirements)
  - 22.20, Part 4 (R-3 Development Standards: Height Limit, Dwelling Unit Density, Yards, Parking)

**CASE PLANNER:**

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