



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

December 15, 2011

TO: Alejandro Garcia
Hearing Officer

FROM: Tyler Montgomery *TM*
Zoning Permits West Section

**SUBJECT: PROJECT NO. R2011-00212-(2)
CONDITIONAL USE PERMIT NO. 201100023
December 20, 2011 Public Hearing
Agenda Item No. 2**

Agenda Item No. 2 is Conditional Use Permit No. 201100023. The applicant, 21st Century Capital Investment Group, requests the continued maintenance of a six-unit apartment complex, and the addition of one apartment unit to the same complex, on a property zoned R-2 (Two Family Residence), within the West Athens-Westmont Community Standards District (CSD).

Since the distribution of last week's report, staff has received an additional letter from Mr. Henry Porter, President of the Southwest Community Association. It states that the association has taken a position of "cautious support" for the project. However, Mr. Porter has provided a list of nine suggested conditions, should the project be approved. Staff has reviewed them and believes that only two of them—numbers six and seven—are not already included in the draft conditions of approval. Condition six would require an on-site manager to be maintained, and condition seven would require the posting of contact information for Zoning Enforcement, Public Health, and the local Sheriff's station in a conspicuous on-site location. Staff suggests adding these as conditions of approval for the project.

Staff's recommendation for approval of the project remains unchanged.

Enclosure: 12/12/11 Letter from Henry Porter

RS:TM



SOUTHWEST COMMUNITY ASSOCIATION

P.O. Box 47888
LOS ANGELES, CALIF. 90047December 12, 2011
Department of Regional Planning
County of Los Angeles
320 West Temple St.
Los Angeles, Ca. 90012

SUBJECT: R2011-00212; RCPU201100023; 1531 W. 105th St. L.A., CA. 90047.

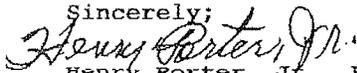
This is to express cautious support for the subject request provided the following concerns are satisfactorily addressed.

- I. The garage in question appear to have been converted into a living unit for some time. Since the garage was never constructed as a habitable unit, the following concerns must be satisfactorily addressed to maintain the unit as is currently configured and used.
 - A. The structural, weatherproofing requirements, comfort heat requirements, electrical and mechanical installations are certified safe and in compliance with all current codes and the structure is habitable.
 - B. The structure must be certified environmentally safe, free from mold, asbestos, etc.

We request that the following conditions be made a part of any approval that may be forthcoming.

1. The required off-street parking spaces shall be maintained and used exclusively for the tenants of this complex only.
2. The use of required parking spaces for storage purposes shall be prohibited.
3. Outside storage of materials or inoperable vehicles is prohibited on the property.
4. The repair or maintenance of motor vehicles within the parking areas or driveway shall be prohibited.
5. Adequate lighting shall be installed and maintained on the exterior (yards, driveway, parking areas, etc.) of the complex to the satisfaction of the Planning Director. (Currently, it is extremely dark within the complex).
6. The permittee shall maintain a manager on site.
7. Contact telephone numbers for the complex manager, local Sheriff's office, County Zoning Enforcement office and County Health Department shall be conspicuously displayed within the complex (preferably at the mail boxes).
8. The property shall be maintained in a neat and orderly manner, free of trash/debris, etc.
9. Graffiti shall be removed within 24 hours of application.

Sincerely;



Henry Porter, Jr., President
(323)757-5506

cc: Karly Katona, Deputy to
Supervisor Mark Ridlet-Thomas
Second District