



Los Angeles County Department of Regional Planning
 320 West Temple Street
 Los Angeles, California 90012
 Telephone (213) 974-6462

PROJECT NUMBER R2011-00212
RCUP 201100023

PUBLIC HEARING DATE 12/20/2011	AGENDA ITEM
RPC CONSENT DATE	CONTINUE TO

APPLICANT 21st Century Capital Investment Group	OWNER 21st Century Capital Investment Group	REPRESENTATIVE John Wu
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PROJECT DESCRIPTION
 The applicant requests a conditional use permit (CUP) to continue the operation and maintenance of an existing apartment complex in the R-2 (Two Family Residence) zone. As part of the CUP, the applicant also requests to convert an existing two-car garage to a one-bedroom apartment unit, for a total of seven dwelling units at the 0.44-acre site. The applicant would reconfigure the parking lot and add additional paved area and a covered carport to the rear portion of the property, resulting in a total of seven covered and five uncovered parking spaces (12 total). The project site currently has two covered and nine uncovered parking spaces (11 total).

REQUIRED ENTITLEMENTS
To authorize the continued operation of an existing apartment complex and the addition of a one-bedroom apartment to the same complex, for a total of seven units

LOCATION/ADDRESS
 1531 W. 105th St., West Athens-Westmont

SITE DESCRIPTION
 The site plan depicts the existing 0.44-acre apartment complex, consisting of six dwelling units in two one-story detached buildings. A separate detached two-car garage would be converted into a one-bedroom apartment, for a total of seven dwelling units at the site (five one-bedroom units, one two-bedroom unit, and one three-bedroom unit). Seven parking spaces would be located on the rear portion of the property in a new covered carport, while five additional uncovered spaces would be located throughout the site (12 spaces total). The maximum height of all structures on the site is 13'-8", and the site would contain approximately 4,435 square feet of landscaping. The project site would have a front-yard setback of 19 feet, side-yard setbacks of five feet and 12'-6", and a rear-yard setback of 71'-6".

ACCESS West 105th Street, to the south	ZONED DISTRICT West Athens - Westmont
ASSESSORS PARCEL NUMBER 6059019009	COMMUNITY West Athens-Westmont
SIZE 0.44 Acres	COMMUNITY STANDARDS DISTRICT W Athens - Westmont

	EXISTING LAND USE	EXISTING ZONING
Project Site	Apartments	R-2 (Two Family Residence)
North	Single and multiple family residences	R-2
East	Apartments	R-2
South	Single and multiple family residences	R-2
West	Apartments	R-2

GENERAL PLAN/COMMUNITY PLAN Westmont West Athens Neighborhood Plan	LAND USE DESIGNATION RD 3.1 (Two Family Residence)	MAXIMUM DENSITY 17 units/acre
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ENVIRONMENTAL DETERMINATION
 Class 3 Categorical Exemption- New Construction or Conversion of Small Structures

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: Tyler Montgomery		
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