



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

PROJECT NUMBER
 R2011-01417-(1)

HEARING DATE
 July 16, 2013

REQUESTED ENTITLEMENTS
 Conditional Use Permit No. 201100033

PROJECT SUMMARY

OWNER / APPLICANT

Bernardo Duran / Raymond Gutierrez

MAP/EXHIBIT DATE

7/30/11

PROJECT OVERVIEW

The applicant, Raymond Gutierrez, is requesting a Conditional Use Permit (CUP) to construct a new 2-story 2,634 sq. ft. single-family residence with an attached 375 sq. ft. garage on a 0.27 acre lot in the C-3 (Unlimited Commercial) zone pursuant to Los Angeles County Code Section 22.28.210. The project site currently contains a duplex on the northern half of the lot that will remain:

LOCATION

105 S. Sunol Dr., East Los Angeles

ACCESS

via Sunol Dr.

ASSESSORS PARCEL NUMBER(S)

5233-020-038

SITE AREA

0.27 Acres

GENERAL PLAN / LOCAL PLAN

East Los Angeles Community Plan

ZONED DISTRICT

East Los Angeles

LAND USE DESIGNATION

LMD – Low/Medium Density Residential (17 du/ac)

ZONE

C-3 (Unlimited Commercial)

PROPOSED UNITS

1

MAX DENSITY/UNITS

17 du/ac

COMMUNITY STANDARDS DISTRICT

East Los Angeles CSD

ENVIRONMENTAL DETERMINATION (CEQA)

Class 3 Categorical Exemption – New Construction or Conversion of Small Structures

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)
 - 22.44.118 (East Los Angeles CSD requirements)
 - 22.28.210 (C-3 Zone Development Standards)

STAFF RECOMMENDATION

Approval

CASE PLANNER:

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