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

PROJECT NUMBER
R2012-02368-(1)

HEARING DATE
5/22/2013

REQUESTED ENTITLEMENTS
Housing Permit No. 201200004
Conditional Use Permit No. 201200138
Environmental Assessment No. 201200249

PROJECT SUMMARY

OWNER / APPLICANT
Whittier PSH, L.P. / East LA Community Corporation

MAP/EXHIBIT DATE
10/17/2012

PROJECT OVERVIEW
To authorize the construction of a 3-story, 30,240 sq. ft., 25 affordable unit apartment complex with underground parking, and to demolish an existing 1,950 sq. ft. commercial building. The apartment building would consist of fifteen (15) 1-bedroom units, ten (10) 2-bedroom units, a community room, a management office, laundry room, interior courtyard, and an underground parking facility with twenty seven (27) parking spaces.

LOCATION
4125 Whittier Blvd, 4131 Whittier Blvd, and 837 Bonnie Beach Blvd

ACCESS
Bonnie Beach Place

ASSESSORS PARCEL NUMBER(S)
5239-021-037, 5239-021-038, and 5239-021-040

SITE AREA
0.378 Net Acres (16,509 sq. ft. after alley dedication)

GENERAL PLAN / LOCAL PLAN
East Los Angeles Community Plan

ZONED DISTRICT
Eastside Unite No. 1

LAND USE DESIGNATION
CC (Community Commercial)

ZONE
C-3 (Unlimited Commercial)

PROPOSED UNITS
25

MAX DENSITY/UNITS
11

COMMUNITY STANDARDS DISTRICT
East Los Angeles CSD

ENVIRONMENTAL DETERMINATION (CEQA)
Pending Initial Study

KEY ISSUES
- Consistency with the Los Angeles County General, East Los Angeles Community Plan, Housing 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 - for residential use in a commercial zone)
  - 22.56, Part 18 (Housing Permits - for density bonus, and other incentives)

CASE PLANNER:
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