



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

PROJECT NUMBER

R2012-02805-(2)

HEARING DATE

3/19/2013

REQUESTED ENTITLEMENTS

RHSG 201200006

PROJECT SUMMARY

OWNER / APPLICANT

Logan's Plaza, LP

MAP/EXHIBIT DATE

11/21/2012

PROJECT OVERVIEW

The applicant seeks a discretionary housing permit to add two additional very low-income affordable housing units to an existing 59-unit affordable housing apartment complex for senior citizens. This would result in a total of 61 units. The increase in density by additional two units is subject to a discretionary housing permit because it exceeds density allowed by the land use designation of 12 units per gross acre. Two existing storage units would be converted into dwelling units. A total of 43 parking spaces would be provided on the project site, which exceeds the required standard of 39 spaces.

LOCATION

2019-2039 East 122nd Street, Willowbrook

ASSESSORS PARCEL NUMBER(S)

6150-006-034

SITE AREA

2.19 gross acres

GENERAL PLAN / LOCAL PLAN

Countywide General Plan

ZONED DISTRICT

Willowbrook-Enterprise

LAND USE DESIGNATION

"2"—Low/Medium Density Residential

ZONE

R-3 (Limited Multiple Residence)

PROPOSED UNITS

2 additional (61 total)

MAX DENSITY/UNITS

12 units/acre

COMMUNITY STANDARDS DISTRICT

Willowbrook CSD

ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption-Existing Facilities

KEY ISSUES

- Consistency with the Los Angeles County General Plan
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
 - 22.56.2850 (housing permit burden of proof requirements)
 - 22.44.125 (Willowbrook CSD requirements)
 - 22.24.300--330 (R-3 Zone development standards)

CASE PLANNER:

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