



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

PROJECT NUMBER

R2013-00954-(2)

HEARING DATE

10/15/2014

REQUESTED ENTITLEMENTS

Vesting Tentative Parcel Map No. 071909
 Housing Permit No. 201300001

PROJECT SUMMARY

OWNER / APPLICANT

L.A. County CDC/Mayan Development/Dream America
 Community Development Corporation

MAP/EXHIBIT DATE

06/24/14

PROJECT OVERVIEW

Vesting Tentative Parcel Map to create two (2) single-family fee lots on 0.24 gross (0.23 net) acres. The applicant also requests an administrative housing permit for several incentives, including reduced lot areas, reduced lot frontages and widths, and a reduced side-yard setback. Both units would be deed restricted for sale to lower-income households. This project is a participant in the Los Angeles County Community Development Commission (“CDC”) Infill Sites Program, which seeks to develop affordable housing on vacant parcels within specified developed areas.

LOCATION

1932 East 119th Street, Willowbrook

ACCESS

East 119th Street

ASSESSORS PARCEL NUMBER(S)

6150-007-902

SITE AREA

0.24 gross (0.23 net) acres

GENERAL PLAN / LOCAL PLAN

Countywide Land Use Plan

ZONED DISTRICT

Willowbrook-Enterprise

LAND USE DESIGNATION

2—Medium Density Residential (6-12 dwelling units/gross acre)

ZONE

R-1 (Single Family Residence)

PROPOSED UNITS

2 units (8.3 DU/AC)

MAX DENSITY/UNITS

2 units (8.3 DU/AC)

COMMUNITY STANDARDS DISTRICT

Willowbrook

ENVIRONMENTAL DETERMINATION (CEQA)

Categorically Exempt (Class 15—Minor Land Divisions)

KEY ISSUES

- Consistency with General Plan
- Consistency with Subdivision Map Act
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
 - 22.20, Part 2 (R-1 Zone development standards)
 - 22.44.125 (Willowbrook CSD development standards)
 - 22.56.2690 (Administrative Housing Permit requirements)

CASE PLANNER:

Tyler Montgomery

PHONE NUMBER:

(213) 974-6433

E-MAIL ADDRESS:

tmontgomery@planning.lacounty.gov