



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

**PROJECT NUMBER**

R2015-01015-(5)

**HEARING DATE**

05/03/2016

**REQUESTED ENTITLEMENTS**

Conditional Use Permit No. 201500045  
 Environmental Assessment No. 201500076

# PROJECT SUMMARY

**OWNER / APPLICANT**

5101 Tyler Avenue, LLC

**MAP/EXHIBIT DATE**

02/27/2015

**PROJECT OVERVIEW**

The project is a request for a Conditional Use Permit to authorize the continued maintenance and operation of an existing 59-bed skilled nursing facility (convalescent hospital). An existing 611 sq. ft. unpermitted, storage shed will be demolished as a part of this project.

**LOCATION**

11135 W. Hondo Parkway, South Monrovia Islands

**ACCESS**

W. Hondo Parkway and Tyler Avenue

**ASSESSORS PARCEL NUMBER(S)**

8574-014-019

**SITE AREA**

1.22 Acres

**GENERAL PLAN / LOCAL PLAN**

Countywide Land Use Plan

**ZONED DISTRICT**

South Arcadia

**LAND USE DESIGNATION**

1 – Low Density Residential (1 to 6 du/ac)

**ZONE**

C-3 (Unlimited Commercial) and A-1 (Light Agricultural)

**PROPOSED UNITS**

N/A

**MAX DENSITY/UNITS**

N/A

**COMMUNITY STANDARDS DISTRICT**

N/A

**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:
  - 22.56.040 (Conditional Use Permit Burden of Proof Requirements)
  - 22.24.110 (A-1 Zone Development Standards)
  - 22.28.220 (C-3 Zone Development Standards)

**CASE PLANNER:**

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