



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

**PROJECT NUMBER**  
R2015-02845-(2)

**HEARING DATE**  
June 1, 2016

**REQUESTED ENTITLEMENTS**

Conditional Use Permit No. 201500116  
Housing Permit No. 201500005  
Environmental Assessment No. 201500206

# PROJECT SUMMARY

**OWNER / APPLICANT**

LA County Housing Development Corporation

**MAP/EXHIBIT DATE**

October 21, 2015

**PROJECT OVERVIEW**

The applicant is requesting a conditional use permit for the construction and use of an apartment building in the R-2 (Two-Family Residence) Zone and a Housing Permit to authorize a 336 percent increase in density allowed from 22 units to 74 units and to reduce the front yard setback requirement from 20 feet to 15 feet. The apartment building will be 100 percent dedicated to very low income seniors, with one unit set aside for the property manager.

**LOCATION**

1248 W 105<sup>th</sup> Street

**ACCESS**

105<sup>th</sup> Street

**ASSESSORS PARCEL NUMBER(S)**

6060-011-904, 6060-011-907, 6060-011-905,  
6060-012-901, 6060-012-900

**SITE AREA**

1.27 Acres

**GENERAL PLAN / LOCAL PLAN**

West Athens-Westmont Community Plan

**ZONED DISTRICT**

West Athens-Westmont

**LAND USE DESIGNATION**

RD 3.1 – Two Family Residence (8 to 17 du/ac)

**ZONE**

R-2 (Two Family Residence)

**PROPOSED UNITS**

74

**MAX DENSITY/UNITS**

17 dwelling units/acre

**COMMUNITY STANDARDS DISTRICT**

West Athens-Westmont

**ENVIRONMENTAL DETERMINATION (CEQA)**

Exemption for affordable low-income housing

**KEY ISSUES**

- Consistency with the West Athens-Westmont 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)
  - 22.44.120 (West Athens-Westmont CSD requirements)
  - 22.20.210, et seq. (R-2 Zone Development Standards)
  - 22.56.2820 (Housing Permit Burden of Proof Requirements)

**CASE PLANNER:**

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