



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

**PROJECT NUMBER**      **HEARING DATE**  
 R2015-01405-(2)      May 3, 2016

**REQUESTED ENTITLEMENTS**  
 Nonconforming Review No. RPPL2015000212  
 Environmental Assessment No. 201500101

## PROJECT SUMMARY

**OWNER / APPLICANT**

Chesley Chao

**MAP/EXHIBIT DATE**

September 21, 2015

**PROJECT OVERVIEW**

The applicant is requesting to continue the use of an existing, nonconforming 7-unit apartment building in the R-1 (Single-Family Residence) Zone. The apartment building was legally built in 1963. There are no proposed changes to the existing site.

**LOCATION**

12003 Berendo Avenue

**ACCESS**

120<sup>th</sup> Street, 121<sup>st</sup> Street, Berendo Avenue

**ASSESSORS PARCEL NUMBER(S)**

6089-003-015

**SITE AREA**

7,723 Square Feet

**GENERAL PLAN / LOCAL PLAN**

West Athens-Westmont Community Plan

**ZONED DISTRICT**

West Athens-Westmont

**LAND USE DESIGNATION**

RD2.3 – Single Family Residence (1 to 8 du/ac)

**ZONE**

R-1 (Single Family Residence)

**PROPOSED UNITS**

None

**MAX DENSITY/UNITS**

N/A

**COMMUNITY STANDARDS DISTRICT**

West Athens-Westmont

**ENVIRONMENTAL DETERMINATION (CEQA)**

Class 1 Categorical Exemption – Existing Facilities

**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:
  - Part 10 of Chapter 22.56 (Nonconforming Uses, Buildings, and Structures Requirements)
  - 22.44.120 (West Athens-Westmont CSD requirements)
  - 22.20.110, et seq (R-1 Zone Development Standards)

**CASE PLANNER:**

Shauntemple

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