



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

May 5, 2015

TO: Librarian
Lennox City Library
4359 Lennox Boulevard
Lennox, CA 90304

FROM: Marie Pavlovic
Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012

SUBJECT: PROJECT NO. R2014-01386 / VESTING TENTATIVE TRACT MAP NO. TR072771 & HOUSING PERMIT NO. 201400006

The above mentioned permit is scheduled for a Public Hearing before the Regional Planning Commission of Los Angeles County on June 17, 2015.

Please have the materials listed below available to the public through June 30, 2015.

If you have any questions regarding this matter, please contact **Marie Pavlovic** of the Department of Regional Planning at (213) 974-6433.

Thank you.

Attachments:

1. Notice of Public Hearing/ Vicinity Map
2. Factual

NOTICE OF PUBLIC HEARING

The Los Angeles County Regional Planning Commission will conduct a public hearing to consider the project described below. You will have an opportunity to testify, or you can submit written comments to the planner below or at the public hearing. If the final decision on this proposal is challenged in court, testimony may be limited to issues raised before or at the public hearing.

Hearing Date and Time: June 17, 2015 at 9:00 a.m.

Hearing Location: 320 West Temple St., Hall of Records, Rm. 150, Los Angeles, CA 90012

Project & Permit(s): Project No. R2014-01386, Permit No. TR072771 & HSG T201400006

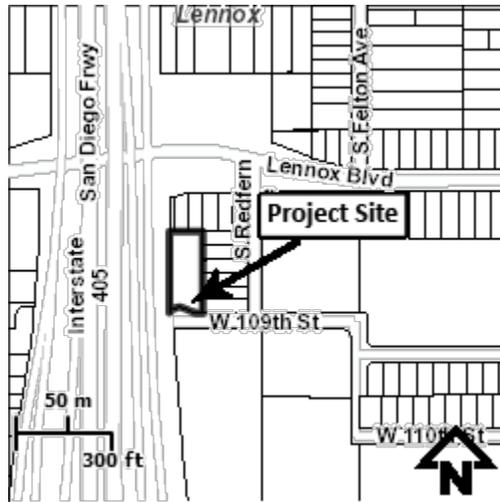
Project Location: 5053 W. 109th Street (West of Redfern Avenue & West 109th Street) in Lennox

CEQA Categorical Exemption: Class 1

Project Description: A vesting tentative tract map to convert 17 apartment units that are currently under construction to condominiums pursuant to Los Angeles County (LAC) Code Section 21.38.010. Also, a Housing Permit to allow a density bonus in exchange for the set-aside of two for sale units for very low income households pursuant to Code §22.56.2610.

For more information regarding this application, contact **Marie Pavlovic**, Los Angeles County Department of Regional Planning (DRP), 320 W. Temple St., Los Angeles, CA 90012. Telephone: (213) 974-6433, Fax: (213) 626-0434, E-mail: mpavlovic@planning.lacounty.gov. Case materials are available online at <http://planning.lacounty.gov/case> or at the Lennox Library, 4359 Lennox Boulevard/Lennox, CA 90304. All correspondence received by DRP shall be considered a public record.

If you need reasonable accommodations or auxiliary aids, contact the Americans with Disabilities Act (ADA) Coordinator at (213) 974-6488 (Voice) or (213) 617-2292 (TDD) with at least 3 business days' notice. **Si necesita más información por favor llame al (213) 974-6433.**





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

PROJECT NUMBER

R2014-01386

HEARING DATE

06/17/15

REQUESTED ENTITLEMENTS

Vesting Tentative Tract Map No. TR072771
Housing Permit No. 201400006

PROJECT SUMMARY

OWNER / APPLICANT

Mohammad Pournamdari & Aria Shafiee/Emilio Gutierrez

MAP/EXHIBIT DATE

02/24/15

PROJECT OVERVIEW

A subdivision request to convert 17 apartment units to condominium units. The apartment development is located adjacent to the 405 Freeway and was approved under a Plot Plan and Housing Permit issued in 2012. Building permits were pulled and the apartment complex is currently under construction.

LOCATION

5053 W. 109th Street (West of Redfern Avenue & 109th Street West

ACCESS

West 109th Street

ASSESSORS PARCEL NUMBER(S)

4039-008-035

SITE AREA

0.59 net/0.69 gross acres

GENERAL PLAN / LOCAL PLAN

Countywide General Plan

ZONED DISTRICT

Lennox

LAND USE DESIGNATION

I – Major Industrial

ZONE

R-3 (Limited Multiple Residence)

PROPOSED UNITS

17

MAX DENSITY/UNITS

12

COMMUNITY STANDARDS DISTRICT

N/A

ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 (Existing Facilities) Categorical Exemption

KEY ISSUES

- Consistency with the Los Angeles County General Plan
- Satisfaction of the following Section(s) of Title 21 and 22 of the Los Angeles County Code:
 - 21.24.380 (Condominiums and Community Apartment Projects)
 - 22.56.2690 (Administrative Housing Permit requirements)

CASE PLANNER:

Marie Pavlovic

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