



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

November 22, 2011

TO: Pat Modugno, Chair
Esther L. Valadez, Vice Chair
Harold V. Helsley, Commissioner
Curt Pedersen, Commissioner
David W. Louie, Commissioner

FROM: *JJS* Jodie Sackett, AICP, Senior Regional Planning Assistant
Land Divisions Section

**SUBJECT: PROJECT NO. TR067784-(2)
AMENDED VESTING TENTATIVE TRACT MAP NO. 067784-1
MINOR MODIFICATION TO CUP NO. 200600321
HOUSING PERMIT NO. 201100005
22425 SOUTH VERMONT AVENUE, WEST CARSON**

PROJECT DESCRIPTION & BACKGROUND

Project No. TR067784-(2) ("Shea Condos") approved a multi-family development of 246 attached condominium units in one building, varying from two to four stories in height, with a courtyard, pool area and an attached five-level parking structure on 4.74 gross acres. An administrative housing permit also approved a 20 percent density bonus (40 units) with a 10 percent affordable housing set-aside (22 units) for lower income households. Your Commission held a public hearing for the project on August 13, 2008 and took its final action on the same date, approving the project by a vote of 5-0. Subsequently, the Los Angeles County Board of Supervisors heard the project on October 28, 2008, taking their final action and granting approval on November 25, 2008.

PROJECT STATUS

During the November 2, 2011 public meeting, your Commission continued the meeting on the discussion/possible action item to December 7, 2011 and instructed staff and County Counsel to return with information related to the consideration and approval of an administrative housing permit when proposed with other discretionary permits. At this time, staff and County Counsel are still researching the matter and preparing the information requested. Additional information will be provided in a supplemental memo on November 29, 2011.

JDS:jds
11/22/11