



PROJECT NUMBER

PRJ2024 002632-(1)

MEETING DATE

September 18, 2024

REQUESTED ENTITLEMENT(S)

Zoning Conformance Review No. RPPL2024003986

PROJECT SUMMARY

OWNER / APPLICANT Davin Sov / Yue Zhao	EXHIBIT DATE July 30, 2024
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PROJECT OVERVIEW
Senate Bill (SB) 35 Preliminary Application to request streamlined ministerial review of a multifamily development consisting of a four-unit apartment house—with attached bike parking room, trash enclosure, seven (7) one-car garages, and an attached Accessory Dwelling Unit (ADU)—and two (2) detached ADUs on a vacant hillside lot.

LOCATION 944 N Eastman Avenue, Los Angeles CA 90063		ACCESS Eastman Avenue
ASSESSORS PARCEL NUMBER 5230-010-005		SITE AREA 0.18 Acres
LOCAL PLAN Metro Area Plan	ZONED DISTRICT East Los Angeles	PLANNING AREA Metro
LAND USE DESIGNATION H18 (Residential 0 – 18 du/ac)		ZONE R-2 (Two Family Residence)
PROPOSED UNITS Four (4) primary units + three (3) ADUs	MAX DENSITY/UNITS 18 du/ac (4 primary)	COMMUNITY STANDARDS DISTRICT East Los Angeles CSD

ENVIRONMENTAL DETERMINATION (CEQA)
The project is statutorily exempt from CEQA pursuant to Public Resources Code Section 21080(b)(1) and section 15268 of the State CEQA Guidelines because it will be reviewed via a ministerial Site Plan Review.

- KEY ISSUES**
- Satisfaction of the requirements of SB 35, as amended by SB 423
 - Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
 - Section 22.18.040 (Development Standards for Residential Zones)
 - Chapter 22.132 (Storage Enclosure Requirements for Recycling and Solid Waste)
 - Section 22.364.070 (Metro PASD Zone Specific Development Standards)
 - Section 22.364.080 (East Los Angeles Community Standards District)

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