



PROJECT NUMBER PRJ2024-003551-(1)
MEETING DATE November 20, 2024
REQUESTED ENTITLEMENT(S)
 Zoning Conformance Review No. RPPL2024005246

PROJECT SUMMARY

OWNER / APPLICANT

Floral TreeHomes LLC / Tony Pleskow

EXHIBIT DATE

October 18, 2024

PROJECT OVERVIEW

Senate Bill (“SB”) 35 Preliminary Application to request streamlined ministerial review of a proposed multifamily residential development consisting of an apartment building with three new dwelling units, an attached Accessory Dwelling Unit (“ADU”), and two detached ADUs. The existing abandoned single-family residence, commercial building, and garage will be demolished.

LOCATION

3303 Floral Drive, Los Angeles, California 90063

ACCESS

Floral Drive

ASSESSORS PARCEL NUMBER

5231-026-034

SITE AREA

0.17 Acres

LOCAL PLAN

Metro Area Plan

ZONED DISTRICT

East Los Angeles

PLANNING AREA

Metro

LAND USE DESIGNATION

H18 (Residential 18 – 18 dwelling units per net acre maximum density)

ZONE

R-2 (Two Family Residence)

PROPOSED UNITS

Three primary dwelling units and three ADUs

MAX DENSITY/UNITS

18 dwelling units per net acre (four primary units)

COMMUNITY STANDARDS DISTRICT

East Los Angeles

ENVIRONMENTAL DETERMINATION (CEQA)

The project is statutorily exempt from CEQA pursuant to California Public Resources Code Section 21080(b)(1) and State CEQA Guidelines Section 15268 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)
 - Section 22.364.070 (Metro Planning Area Standards District Zone Specific Development Standards)
 - Section 22.364.080 (East Los Angeles Community Standards District)

CASE PLANNER:

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