

**PROJECT NUMBER**

TR071251

HEARING DATE

February 5, 2025

(continued from
December 18, 2024)

PROJECT SUMMARY

REQUESTED ENTITLEMENTS

Vesting Tentative Tract Map No. 071251

Variance No. 200900013

Environmental Assessment No. 200900129

OWNER / APPLICANT

Victoria Properties, LLC

MAP/EXHIBIT DATE

January 22, 2019

PROJECT OVERVIEW

Vesting Tentative Tract Map No. 071251 is a request to create five residential lots on 35,077 net square feet (0.80 net acres). Lot No. 3 is proposed to have a reduced average lot width of 46 feet, which is less than the required average lot width of 50 feet, requiring Variance No. 200900013. The project site is currently vacant, and the scope of the project does not include grading or residential development at this time. The Project is conditioned to reconfigure the driveways so that all lots contribute equal width to a shared driveway, except for one lot which shall have its own private driveway. This will require a Minor Map Amendment and will not increase the number of driveways proposed. The Project was deemed complete on February 27, 2020, when the 1990 West Athens – Westmont Community Plan (“Community Plan”) was still in effect. Therefore, the Community Plan and related West Athens – Westmont Community Standards District (“CSD”) apply to this Project (land use designation and zoning specified below).

LOCATION

1701 West 120th Street

ACCESS

West 120th Street

ASSESSORS PARCEL NUMBER

6079-022-081

SITE AREA

38,154 gross square feet (0.88 gross acres) / 35,077 net square feet (0.80 net acres)

COMMUNITY PLAN

West Athens-Westmont

ZONED DISTRICT

West Athens-Westmont

LAND USE DESIGNATION

RD 2.3 (Single-Family Residence, 1-8 Dwelling Units Per Net Acre)

ZONE

R-1-5,000 (Single-Family Residence – Minimum Required Lot Area of 5,000 Square Feet)

PROPOSED UNITS

5

MAX DENSITY/UNITS

6

CSD

West Athens - Westmont CSD

ENVIRONMENTAL DETERMINATION (CEQA)

The Mitigated Negative Declaration concluded that there are certain potentially significant environmental impacts to five topic areas (Cultural Resources, Hazards/Hazardous Materials, Noise, Transportation, and Tribal Cultural Resources) associated with the project that can be reduced to less than significant with the implementation of the proposed mitigation measures.

KEY ISSUES

- Consistency with the Los Angeles County General Plan
- Satisfaction with the following portions of Title 21 and Title 22 of the Los Angeles County Code:
 - Chapter 21.38 (Vesting Tentative Map)
 - Chapter 22.348 (West Athens-Westmont Community Standards District)
 - Section 22.18.040 (Development Standards for Residential Zones)

CASE PLANNER:

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