



PROJECT NUMBER PRJ2026-003185-(1)	MEETING DATE August 12, 2026
REQUESTED ENTITLEMENT Zoning Conformance Review No. RPPL2026002714	

PROJECT SUMMARY

OWNER / APPLICANT

Casa Real Properties LLC / Amir Mirzadeh

EXHIBIT DATE

June 6, 2026

PROJECT OVERVIEW

Preliminary Application public meeting, pursuant to Senate Bill 35, for a proposed multifamily residential development project consisting of an apartment building with four new dwelling units, in the C-2 (Neighborhood Business) Zone. No vehicle parking is proposed as a part of this project. This project is statutorily exempt from CEQA pursuant to State Public Resources Code Section 21080(b)(1) and State CEQA Guidelines Section 15268 because it requires ministerial review.

LOCATION

3508 City Terrace Drive, Los Angeles, California
90063

ACCESS

City Terrace Drive

ASSESSORS PARCEL NUMBER

5228-017-003

SITE AREA

0.11 Acres

LOCAL PLAN

Metro Area Plan

ZONED DISTRICT

East Los Angeles

PLANNING AREA

Metro

LAND USE DESIGNATION

CG (General Commercial – 20-50 dwelling units per net acre maximum density)

ZONE

C-2 (Neighborhood Business)

PROPOSED UNITS

Four primary dwelling units

MAX DENSITY/UNITS

6 dwelling units per net acre (Six 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:

Angelo Huang

PHONE NUMBER:

(213) 217-8066

E-MAIL ADDRESS:

AHuang@planning.lacounty.gov