PROJECT NUMBER	HEARING DATE
PRJ2022-001961-(2)	November 18, 2025

REQUESTED ENTITLEMENT

Conditional Use Permit ("CUP") No. RPPL2022005945

PROJECT SUMMARY

OWNER / APPLICANT	MAP/EXHIBIT DATE
Chintaka A. Deraniyagala and Sheela S. Deraniyagala, Owners	April 7, 2025

PROJECT OVERVIEW

A CUP to authorize the continued use and operation of an existing childcare center ("Future Kids Learning Academy") . The Project Site has two structures on the property, the rear building utilized as the childcare center is 795 square feet and the other building is a private residence, measuring 1,893 square feet. The childcare center currently has 20 children enrolled with and three full-time staff members. The hours of operation are from 7:00 a.m. to 6:00 p.m., Monday through Friday. The Project Site has a total of nine standard vehicle parking spaces. No changes are proposed to the Project Site. The Project was previously approved by RCUP-200700148 on May 18, 2010, with a maximum enrollment of 45 children.

LOCATION	ACCESS
736 West 228th Street, West Carson	228th West Street

ASSESSORS PARCEL NUMBER	SITE AREA
7407-002-071	0.49 Acres

GENERAL PLAN / LOCAL PLAN	ZONED DISTRICT	PLANNING AREA
South Bay Area Plan	Carson	South Bay

LAND USE DESIGNATION	ZONE
H9 (Residential 9)	R-1 (Single-Family Residence)

PROPOSED UNITS	MAX DENSITY/UNITS	APPLICABLE STANDARDS DISTRICT
N/A	N/A	South Bay Planning Area Standards District

ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption – Existing Facilities

KEY ISSUES

- Consistency with the Los Angeles County General Plan
- Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
  - Section 22.158.050 (Conditional Use Permit Findings and Decision Requirements)
  - Section 22.18.040 (Development Standards for R-1 zone)

CASE PLANNER:	PHONE NUMBER:	E-MAIL ADDRESS:
Susan Zermeno	(213) 719-3066	szermeno@planning.lacounty.gov