



PROJECT SUMMARY

PROJECT NUMBER HEARING DATE

2015-01232

June 4, 2025

REQUESTED ENTITLEMENT(S)

Vesting Tentative Tract Map No. 073082 / RTM-TR073082

Conditional Use Permit No. 201500052

Environmental Plan No. 201500089

OWNER / APPLICANT

Peak Capital Investments, LLC c/o Scott Tran

MAP/EXHIBIT DATE

August 24, 2016

PROJECT OVERVIEW

This is a request for a Vesting Tentative Tract Map to create one multi-family lot with 88 attached condominium units within one building on 1.84 gross (1.77 net) acres within the unincorporated community of Ladera Heights/View Park - Windsor Hills. A Conditional Use Permit is also required to authorize residential uses in a C-1 (Restricted Business – 5,000 Square Feet Minimum Lot Size) Zone, and for development within a designated Hillside Management Area (“HMA”). The project site is accessible from two points of ingress/egress along Overhill Drive. These include the northerly driveway extending from the subterranean parking structure, and the southerly driveway, which leads to a 28-foot-wide private driveway and fire lane and a 41-foot-wide radius turnaround, also providing access to the parking structure.

The project includes 139,281 square feet of habitable living space within a five-story, 65-foot-high building, along with a subterranean parking garage for 198 vehicular parking spaces, including 22 guest parking spaces, and 53 bicycle parking spaces, including nine short-term and 44 long-term spaces. The project also provides pedestrian walkways and 21,098 square feet of improved open space (27% of the project site), including common areas such as an outdoor swimming pool, and community and exercise rooms. Project modifications include a request to exceed the height limit of 35 feet for a total maximum height of 65 feet, and a request to reduce the front yard setback area from 20 to 15 feet. Total grading for the project is 28,450 cubic yards (“cy”), with 28,150 cy of cut, 300 cy of fill, and 27,850 cy of export. Additionally, the Project will be required to provide pedestrian and sidewalk improvements along extended portions of the west and east side of Overhill Drive for approximately 1,500 linear feet (including the Project’s frontage). These off-site improvements include parkways with landscaping and 24-inch box trees. The project site is currently vacant.

The project includes five dwelling units voluntarily set aside for moderate-income households no greater than 120% of the average median income. The current project under consideration retains its vesting as of August 24, 2016, and is subject to the General Plan and County Code requirements in place at that time. All County Code references within this report will refer to those in place at the time of vesting date. Current equivalent County Code sections are included as footnotes and to be used for references only. The project is not subject to the Westside Area Plan, which became effective on April 11, 2025, given the prior vesting date of August 24, 2016.

LOCATION

5101 South Overhill Drive

**ACCESS
HAZARD**

Overhill Drive

VERY HIGH FIRE

Yes

ASSESSORS PARCEL NUMBER

5009-007-022

SITE AREA

1.84 gross (1.77 net) acres

GENERAL PLAN / LOCAL PLAN General Plan		PLANNING AREA Westside	SUP DISTRICT 2
LAND USE DESIGNATION CG (General Commercial - Residential: 20 to 50 Dwelling Units Per Net Acre)		ZONE C-1	ZONED DISTRICT View Park
PROPOSED LOTS One Lot	MAX DENSITY/UNITS 16 Lots / 88 Units	COMMUNITY STANDARDS DISTRICT (CSD) None	

ENVIRONMENTAL DETERMINATION (CEQA)

The Environmental Impact Report has concluded that no significant and unavoidable impacts would occur as a result of the Project with the implementation of all mitigation measures. The six areas of environmental impact identified as less than significant with mitigation incorporated include: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Noise, and Tribal Cultural Resources.

KEY ISSUES

- Consistency with the General Plan, and satisfaction of the following portions of Title 21 and Title 22 of the County Code in place as of project vesting date of August 24, 2016:
 - Chapter 21.38 (Vesting Tentative Maps)
 - Section 21.52.010 (Modification or Waiver of Provisions in this Title Authorized When)
 - Prior County Code Section 22.28.100 (Uses Subject to Director's Review and Approval)
 - Prior County Code Section 22.28.110 (Uses Subject to Permits)
 - Prior County Code Section 22.28.120 (Development standards for the C-1 Zone)
 - Prior County Code Section 22.56.040 (CUP Application—Burden of Proof)
 - Prior County Code Section 22.56.217 (HMAs – Additional Regulations)

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