

R-3 Planning Cases 2002 2003

case #	appl-location	# of units	approval	zoning	ch zoning	gen plan	ch gen plan	acreage	density	FAR
CUP01-00037;ZON01-00002;GPA01-00003	2700 Border Ave.	28 detached	P.C. 2/6/02; C.C. 2/28/02	C-3	R-3; LMFR	Local Commercial	MDR	2.17 acres; 94,719 sf	13	0.62
MOD02-00002	3090 Newton St.	4	P.C. 4/3/02	R-3		MDR		9604 sf		0.65
CUP02-00006	3954 182nd St.	5 attached	C.C. 4/17/02	R-R-3(PP)		MDR		11,190 sf	20	0.62
CUP02-00013;ZON02-00003;GPA02-00001	4299 190th St.	31 detached	denied P.C. 8/21/02 approved C.C.10/15/02	HBCSP	R-3	General Commercial	LMD	3.15 acres; 137,200 sf	10	0.59
CUP02-00018	2410 Apple Ave.	4 attached	P.C. 10/02/02	R-3		MDR		8,400 sf	21	0.6
CUP02-00022	1226 Engracia Ave.	13 attached	P.C. 10/02/02 C.C. 11/26/02	Downtown Red-Comm		Commercial Center		.29 acres; 12,604 sf		0.99
CUP02-00023	1321 Post Ave.	11 attached	P.C. 10/2/02; C.C. 11/26/02	Downtown Red-Comm		Commercial Center		10,577		1
CUP02-00024	2145 Plaza Del Amo	6 attached	P.C. 11/6/02	R-3		MDR		12,480 sf	21	0.66
CUP02-00028	2749 Gramercy Ave.	3 attached	P.C. 11/20/02	R-3		MDR		7,338 sf		0.58
CUP02-00020; CUP02-00021	3520 Torrance Blvd.	60 senior att; 100 attached	P.C. 12/4/02	HBCSP		Commercial Center		5.37 acres	29.8	1.25 .925
CUP02-00030	2413 Cabrillo Ave.	5 residential	P.C. 12/18/02; C.C.1/4/03	R-3		MDR		11.948 sf	18	0.64

CUP02-00029	1021 Cravens Ave.	20 attached	P.C. 3/5/03; C.C. 4/15/03	R-3		MDR		38,527 sf	17.69	0.84
CUP03-00004	21345 Hawthorne Blvd.	112 senior att.	P.C. 3/19/03	HBCSP		Commercial Center		1.9 acres; 84,282 sf	58	1.72 or 1.08
CUP03-00002; ZON03-00001	23747 Arlington Ave.	8 detached	P.C. 4/16/03; C.C.6/17/03	C-5	R-P	Local Commercial		29.440 sf		0.6
CUP03-00005; ZON03-00002; GPA03-00001	3604 Redondo Bch. Blvd.	17 attached	Denied P.C. 5/21/03; Approved C.C. 6/17/03	C-2	R-3	Local Commercial	MDR	.87 acres; 37,685 sf		0.78
CUP03-00019-ZON03-00004;GPA03-00003	2708 Cabrillo Ave.	44 senior att. 48 attached	Denied P.C. 7/2/03 Approved C.C. 8/12/03	C-1	R-3	Local Commercial	MDR	3.08 acres	58 20.6	1.09 .79
CUP02-00040;ZON02-00005; GPA02-00003	20536 Earl Street	32 detached	P.C. 5/21/03; C.C. 7/15/03	ML-MI-PP	R-3	Business Park	MDR	1.92 acres	16.7	0.72
CUP03-00022	745 Border Ave.	9 attached	Approved P.C. 7/16/03; Denied C.C. 8/26/03	R-3		MDR		14, 600 sf	26.8	0.8
CUP03-00013; ZON03-00003; GPA03-00002	2829 Maricopa Street	104 detached	P.C. 8/20/03;C.C. 10/7/03	M-2;P-1	PD	Light Industrial	LMD	10 acres; 435,746 sf	10.4	0.68
CUP03-00028;ZON03-00006; GPA03-00005	3864 Redondo Bch. Blvd.	8 attached	P.C. 9/17/03 C.C.11/18/03	C-2	R-3	Local Commercial	MDR	14, 475 sf	27.3	0.78
CUP03-00034;ZON03-00008; GPA03-00008	1826 Oak Street	59 senior;217 attached	P.C. 9/17/03;C.C. 10/28/03	M-2	PD	Business Park	MDR	11.9 acres (10.75 family - 1.15 senior)	51 senior 20 family	1.18 0.78
CUP03-00035;ZON03-00009; GPA03-00009	2080 Washington Ave.	21 attached	P.C. 10/1/03;C.C 11/18/03	ML	R-3	Local Commercial	MDR	.94 acres; 41,049 sf	22.3	0.7
CUP03-00036	4004 Sepulveda Blvd.	44 senior att.	Denied P.C. 10/15/03; Approved C.C. 12.02/03	C-2		Local Commercial		37,808 sf		1.91
CUP03-00047	739-45 Border Ave.	8 residential	Denied P.C. 12/17/03	R-3		MDR		14.299 sf	24.3	0.7

FAR = Floor Area Ratio R-3 Zone-1 unit/1600 sq.ft.(27 units/acre) calculated as Acreage/1600 sq.ft. Nearly 60% of all units approved in the last 2 years exceeded the allowable FAR of 0.6.

- 1,011 units of which 319 are senior 692 non-senior.
- 4 projects (592 units) exceed the FAR limit of 0.6.
- There are 10 Zone Changes, 9 Gen. Plan Amendments, 7 Variances and 24 Waivers.

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