

CRA/LA, A DESIGNATED LOCAL AUTHORITY
(Successor Agency to the Community Redevelopment Agency of the City of Los Angeles, CA)

MEMORANDUM

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C96990

DATE: AUGUST 2, 2012

TO: GOVERNING BOARD

FROM: CHRISTINE ESSEL, CHIEF EXECUTIVE OFFICER

STAFF: JENNY SCANLIN, SENIOR OPERATIONS OFFICER
JOSH ROHMER, ACTING PROJECT MANAGER
ELIZABETH CARVAJAL, SPECIAL PROJECTS OFFICER

SUBJECT: **ADDITION TO LEGAL NONCONFORMING USE – NON-MONETARY ACTION.** Discretionary Land Use Action approving an addition to a legal nonconforming Single Family Residence located at 5858 S. Woodlawn Avenue in the Council District Nine Corridors Recovery Redevelopment Project Area (SD 2; CD 9)

RECOMMENDATION

That the Governing Board approve the addition to a legal nonconforming Single Family Residence in an Industrially Designated Area.

SUMMARY

The CRA/LA-DLA is not providing funding to the Project. The Applicant is requesting approval of a 414 s.f. addition attached to the rear of an existing 1,092 s.f. single-family residence (Project) on a parcel that is designated as industrial in the Council District Nine Corridors Recovery Redevelopment Plan (Redevelopment Plan) map. The property is located at 5858 S. Woodlawn Avenue (Site) in the Southeast Los Angeles Community Plan area. The Community Plan designation is Limited Manufacturing which would allow for the addition to the single family residence. Section 506 of the Redevelopment Plan authorizes the CRA/LA-DLA to allow additions to buildings in the Project Area for uses which do not conform to the Redevelopment Plan where, in the determination of the CRA/LA-DLA, such improvements would be compatible with surrounding uses and development. The Project is able to meet these conditions.

DISCUSSION & BACKGROUND

Location

The Site is located on the eastern side of Woodlawn Avenue just south of Slauson Avenue. The Site is surrounded by single-family residences to the north, south, and east and the Los Angeles County Department of Health Services to the west. (see Attachment A Location Map)

Description, Project Context and Project History

While the Site is designated in the Redevelopment Plan map for industrial use, it is currently used for residential purposes, as are the properties directly adjacent to the Site. The existing 1,092 s.f. single-family residence was built in 1912. As part of this action, the Applicant is

requesting approval of a total 414 s.f. addition to the existing residence; 114 s.f. was constructed approximately 15 years ago and the remaining 300 s.f. is proposed to be attached to the rear of the existing single family residence. Should the Governing Board approve this action, the total square footage of the single family residence would be 1,506 s.f.

The area directly surrounding the Site is undergoing transformative change from an industrial area to a residential neighborhood. Although currently zoned and designated for industrial uses in the Redevelopment Plan map, the existing uses are a split between residential and industrial, resulting in undesirable land use conflicts. Accordingly, the Southeast Los Angeles Community Plan Update, currently under way, proposes to change the land use designation of the surrounding area from Industrial to Residential. In support of this effort, the Former Agency purchased several large industrial parcels in this neighborhood which will be remediated and converted to residential and recreational uses. At the largest of these sites, the 7-acre Slauson/Wall property just one block to the east, a dilapidated collection of industrial buildings will be replaced by a four-acre park and up to 80 residential units.

Basis for Approval

The recommended actions are consistent with and authorized by provisions of Assembly Bills 1x-26 and 1484, including but not limited to the following:

Section 1 [Intent of the Legislature]: It is the intent of the Legislature to do all of the following in this act: (j)(4) *“Require successor agencies to expeditiously wind down the affairs of the dissolved redevelopment agencies and to provide the successor agencies with limited authority that extends only to the extent needed to implement a winddown of redevelopment agency affairs.”*

Chapter 2, Section 34173, which provides: *“Except for those provisions of the Community Redevelopment Law that are repealed, restricted, or revised pursuant to the act adding this part, all authority, rights, powers, duties and obligations previously vested with the former redevelopment agencies under the Community Redevelopment Law, are hereby vested in the successor agencies.”*

Land use requirements of each redevelopment plan will therefore remain in effect for the duration of the effectiveness of the applicable redevelopment plan. The recommended action will carry out the applicable provisions of the Redevelopment Plan in a manner designed to expeditiously implement a wind-down of the former redevelopment agency's affairs.

AB 1484 has amended Section 34173 to add a new subdivision (i), to provide, in part, as follows: *“At the request of the city, county, or city and county, notwithstanding Section 33205, all land use related plans and functions of the former redevelopment agency are hereby transferred to the city, county, or city and county that authorized the creation of a redevelopment agency...”* If and when the City of Los Angeles requests it, the authority to carry out the land use actions described in this memorandum will be transferred to the City.

Section 506 of the Redevelopment Plan, Nonconforming Uses, reads:

“The Agency may authorize additions, alterations, repairs, or other improvements or changes in use of land or buildings in the Project Area for uses which do not conform to the provisions of this Plan where such improvements are within a portion of the Project where, in the determination of the Agency such improvements would be compatible with surrounding and Project uses and development.”

The Project satisfies the conditions set forth in Section 506 as the Site is an existing single-family residence that is located adjacent to other residential uses. The increase in the square feet of the existing building by 414 s.f. is compatible with the surrounding neighborhood's character and future development. As previously discussed, the neighborhood is undergoing transformative change through the change in land use designation from industrial to residential under the current Southeast Los Angeles Community Plan Update. In addition, the Site is in close proximity to the Slauson/Wall site which will create affordable housing units and park space, which are compatible uses with single family residences. Should the Governing Board approve this action, the total square footage of the single family residence would be 1,506 S.F.

SOURCE OF FUNDS

No funds are required for this action.

ROPS AND ADMINISTRATIVE BUDGET IMPACT

The recommended action is consistent with AB1x-26 and AB 1484; specifically to modify an existing land use, an allowable type of action to be taken by the Governing Board.

ENVIRONMENTAL REVIEW

The proposed Project is categorically exempt from the provisions of the California Environmental Quality Act ("CEQA") pursuant to Article 19, Sec. 15301 of the CRA/LA CEQA Guidelines.

Christine Essel
Chief Executive Officer

By:



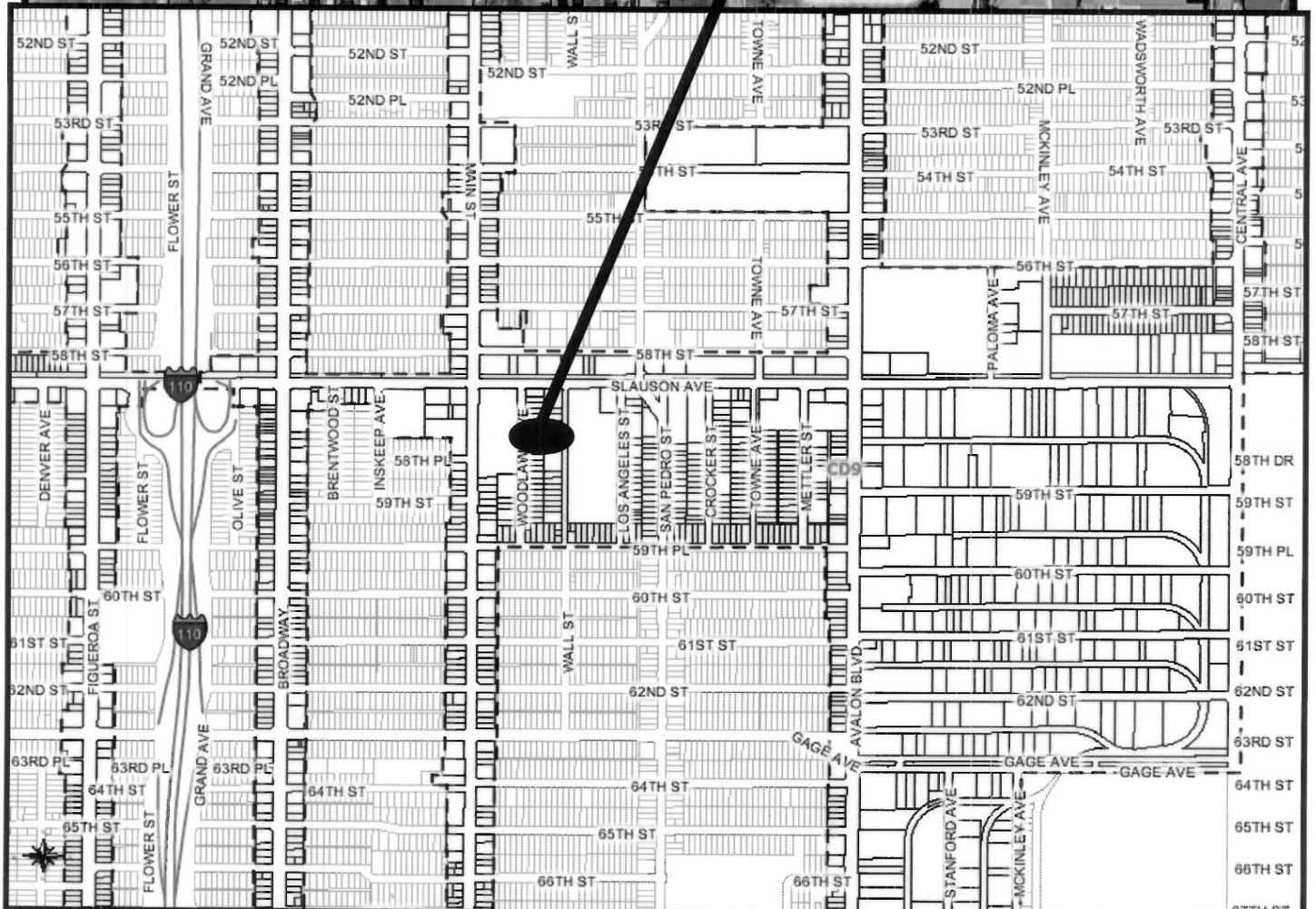
David Riccitiello
Chief Operating Officer

There is no conflict of interest known to me which exists with regard to any CRA/LA officer or employee concerning this action.

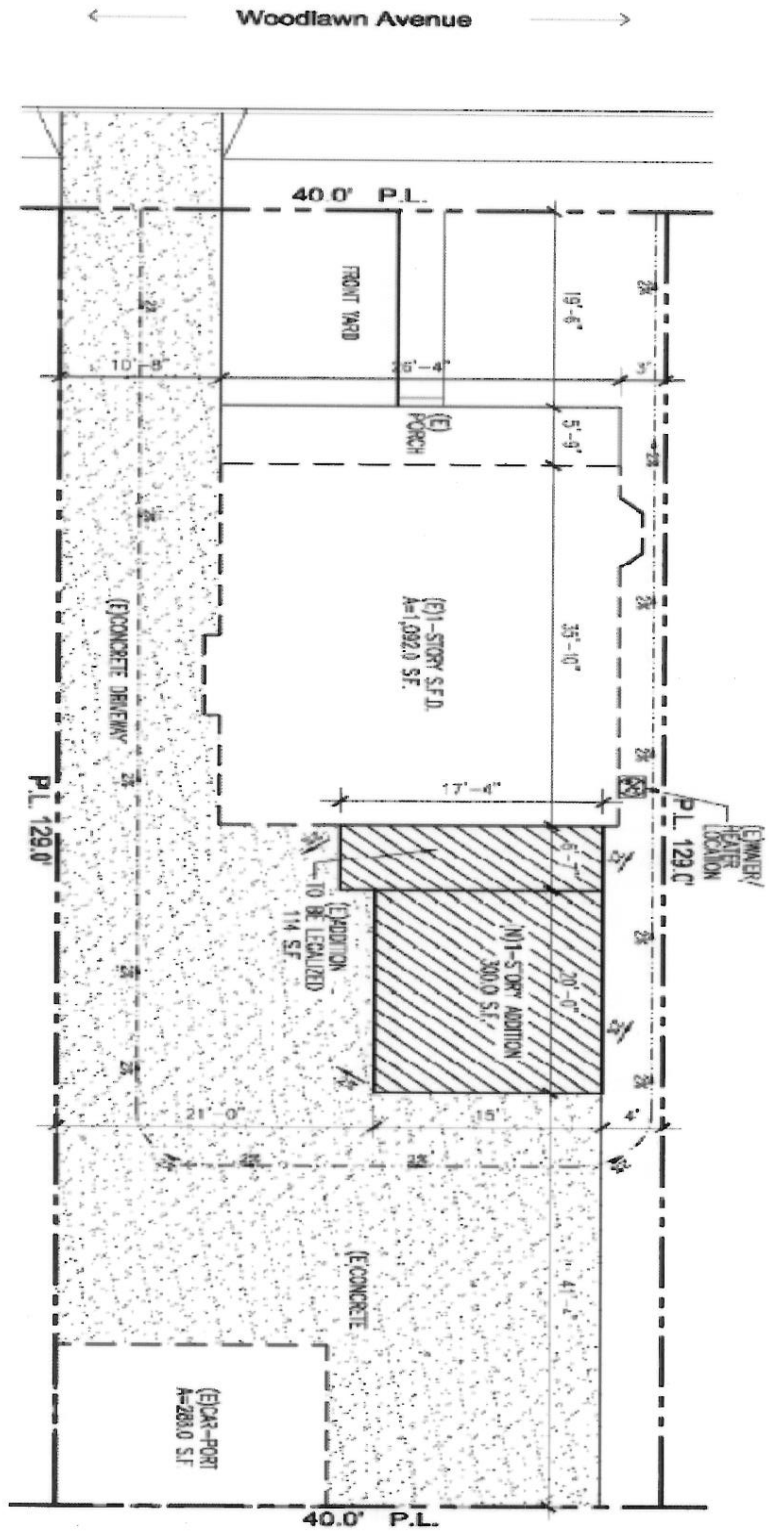
ATTACHMENTS

Attachment A Location Map
Attachment B Site Plan

Attachment A: Location Map
5858 S. Woodlawn Avenue
Council District Nine Corridors Redevelopment Project Area



Attachment B: Site Plan
5858 S. Woodlawn Avenue
Council District Nine Corridors Redevelopment Project Area



PLOT PLAN
 SCALE: 1/8"=1'-0"