

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: **SINGLE FAMILY RESIDENCE LAND USE APPROVAL – NON-MONETARY ACTION.** Discretionary Land Use Action Approving a Residential Land Use within a Commercial Area for the development of a Single Family Residence, located at 244 W. 52nd Place in the Council District Nine Corridors Recovery Redevelopment Project Area
(SD 2; CD9)

RECOMMENDATION(S)

That the Governing Board approve a Residential Land Use within a Commercial Area.

SUMMARY

The CRA/LA-DLA is not providing funding to the Project.

The Applicant, Restore Neighborhoods Los Angeles (“RNLA”), is proposing to construct a 1,363 s.f. single family residence with a one-car garage (Project) on land designated as commercial in the Council District Nine Corridors Recovery Redevelopment Plan (Redevelopment Plan) map. The property is located at 244 W. 52nd Place (Site) in the Southeast Los Angeles Community Plan area. The Community Plan designation is Low Medium Residential which would allow for the Project. Section 503.3 of the Redevelopment Plan authorizes Residential Uses within Commercial Areas so long as they meet all design and location criteria specified by the Agency to ensure that the goals of the Redevelopment Plan are met and that amenities are provided which are appropriate to the size and type of housing units proposed.

DISCUSSION & BACKGROUND

Location

The 2,984 s.f. Site is located southeast of Broadway Street and 52nd Place. To the north, south, and east of the property is low-scale residential development; to the west is small-scale commercial development. (See Attachment A Location Map)

Description, Project Context and Project History

While the Site is designated for residential use in the Southeast Los Angeles Community Plan, the Redevelopment Plan Map designates the Site as Commercial. Restore Neighborhoods Los Angeles purchased and demolished the former structure in March of 2012. RNLA is proposing to build a 1,363 s.f. single family residence. The proposed two-story structure will consist of a kitchen, dining room, living area, two bathrooms, three bedrooms, and a laundry room. In addition, the front and rear yard will be landscaped with planting areas. Restore Neighborhoods LA, Inc. acquires, restores and builds homes in neighborhoods with eco-friendly materials and sustainable technologies to create affordable opportunities to encourage low- to moderate-income families into homeownership.

Basis for Approval

The recommended action is 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 503.3 of the Redevelopment Plan, Residential Uses Within Commercial Areas, reads:

“The Agency may permit the development of new residential uses within commercial areas. The conditions for approving such a development shall include a determination that the residential development, as well as any commercial development in the case of a mixed use development, meets all design and location criteria specified by the Agency to ensure that the goals of the Plan are met and that amenities are provided which are appropriate to the size and type of housing units proposed.”

The Project satisfies the conditions set forth in Section 503.3. The proposed residence is compatible with the existing low-density residential neighborhood. In addition, the proposed structure will provide ample room to the habitants, a one-car garage, a landscaped front and rear yard, and will create homeownership opportunity for a family of low-to moderate income.

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. 15303 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.

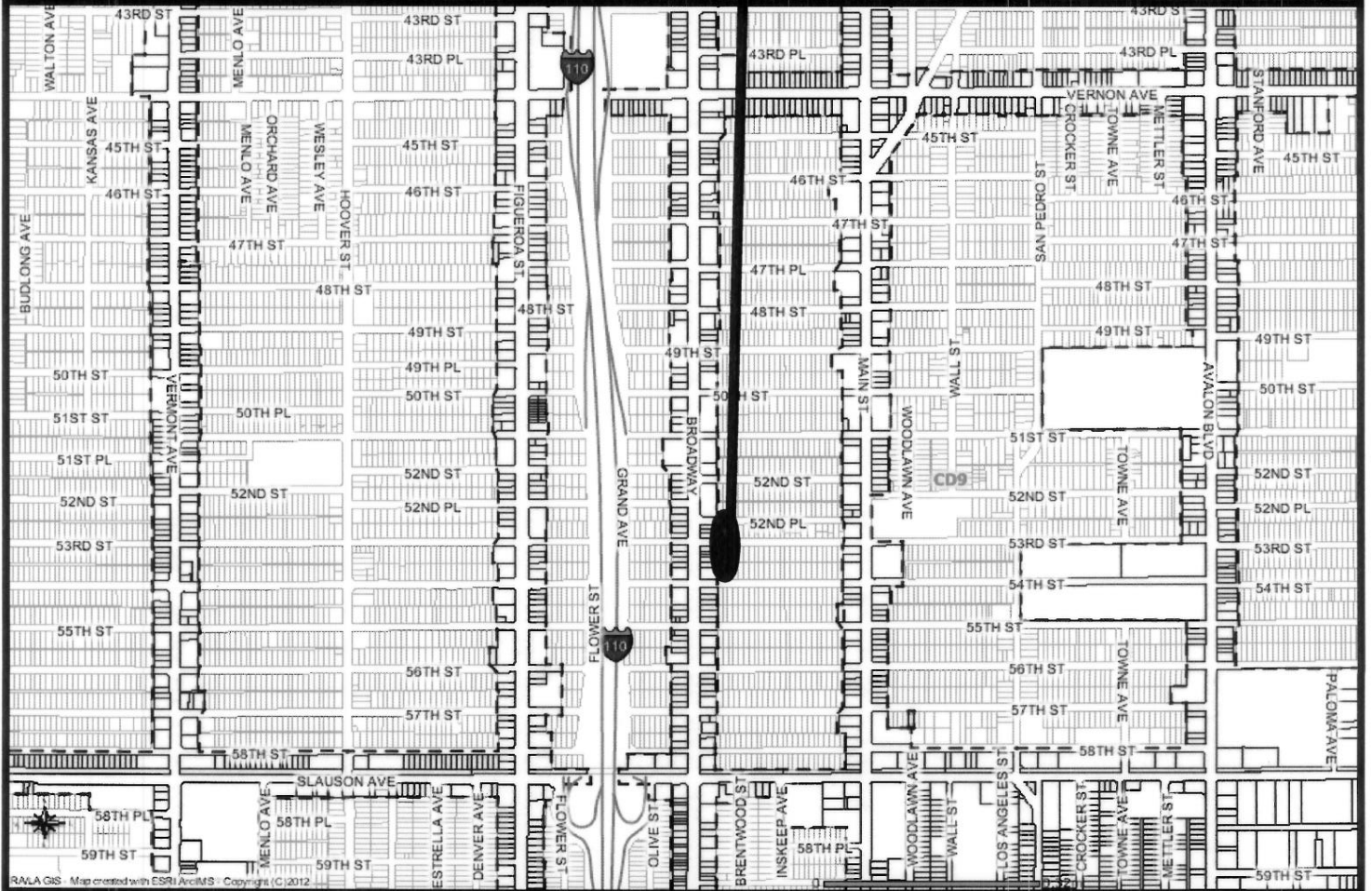
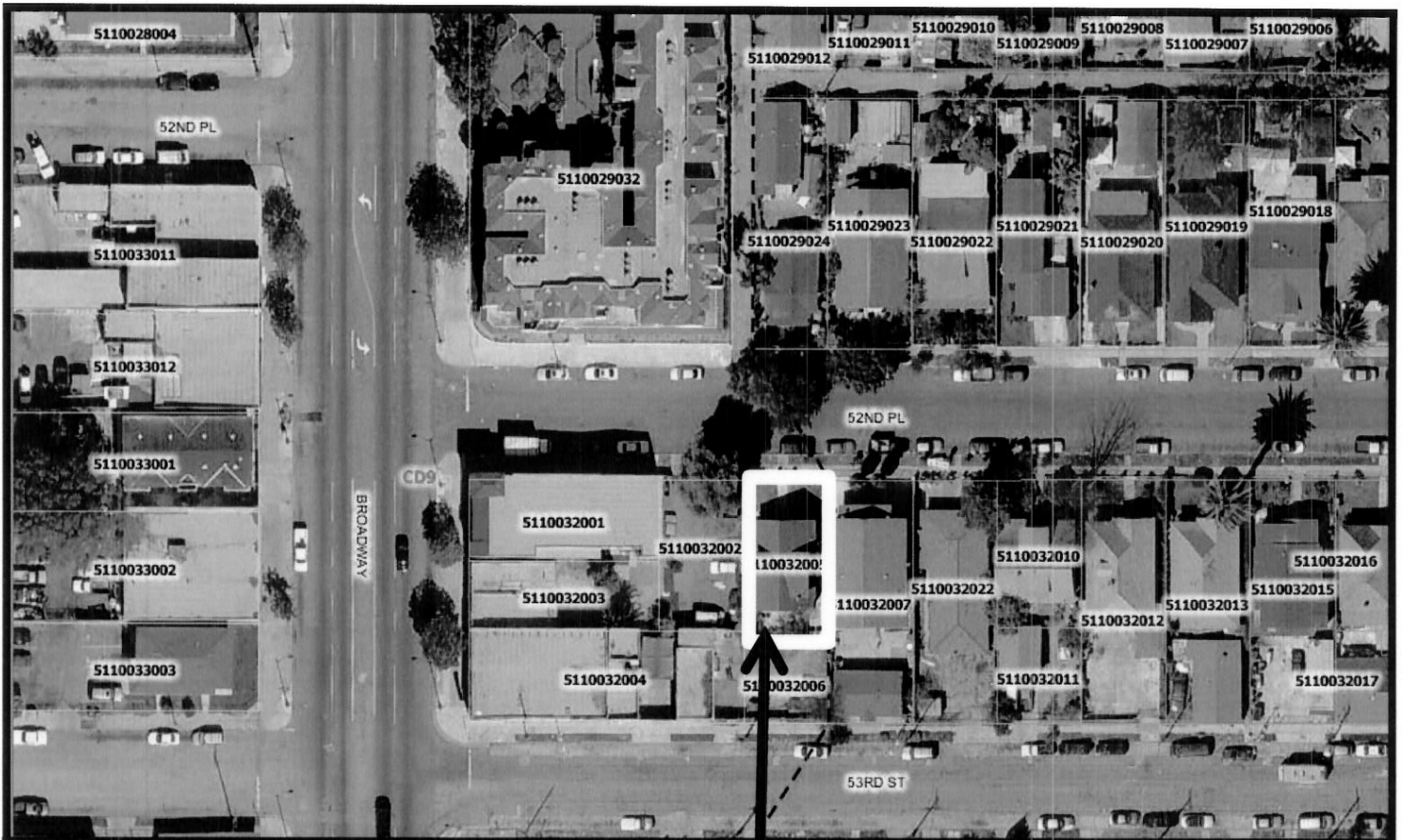
ATTACHMENTS

Attachment A Location Map
Attachment B Site Plan

Attachment A: Location Map

244 W. 52nd Place

Council District Nine Corridors Recovery Redevelopment Project Area



Attachment B: Site Plan

244 W. 52nd Place

Council District Nine Corridors Recovery Redevelopment Project Area

