

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

M E M O R A N D U M

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DATE: JULY 19, 2012

TO: GOVERNING BOARD

FROM: CHRISTINE ESSEL, CHIEF EXECUTIVE OFFICER

STAFF: BARRON MCCOY, SENIOR OPERATIONS OFFICER
ELIZABETH CARVAJAL, SPECIAL PROJECTS OFFICER

SUBJECT: **COMPTON LAUNDROMAT LAND USE APPROVAL – NON-MONETARY ACTION.** Discretionary Land Use Action Approving with Conditions a Commercial use within a Residential Area for the development of a Laundromat project, located at 10723 Compton Avenue in the Watts Corridors Recovery Redevelopment Project Area (SD 2; CD15)

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RECOMMENDATION(S)

That the Governing Board take the following action(s):

1. *Approval of a Commercial Land Use within a Residentially Designated Area; and*
2. *Approval of all relevant Conditions related to the project.*

SUMMARY

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

The Applicant proposed to change the use of land of a former tire shop into a self-service laundromat (Project) on land designated as residential on the Watts Corridors Recovery Redevelopment Plan (Redevelopment Plan) map. The property is located at 10723 Compton Avenue (Site) in the South Los Angeles Community Plan area. The Community Plan designation is General Commercial which would allow for the Project. Section 503.4 authorizes Commercial Uses within Residential Areas so long as they are (i) appropriately designed; (ii) properly located commercial facilities providing neighborhood services in residential areas; and (iii) are consistent with the Community Plan. With conditions of approval, the Project is able to meet these requirements.

DISCUSSION & BACKGROUND

Location

The Site is located on the northwest corner of Compton Avenue and 108th Street. To the north and west of the property is low-scale residential development; to the south is a commercial

corner surrounded by residential development; to the southeast is a church, a commercial development and residential development; and directly to the east of the Project is Markham Middle School. (See Attachment A Location Map)

Description, Project Context and Project History

While the Site is designated for residential use, it was not previously used for residential purposes. The Applicant proposes a building expansion to increase the building size up to 3,133 s.f., and a change of use from the tire shop to a self-service laundromat.

A Phase I and II were conducted on the site resulting in the discovery of some evidences of petroleum contaminations identified at 30 feet. Two recommended conditions of approval are that any construction workers on the Site must be notified of this fact and if any soil is excavated from a depth of 30 feet, that soil must be screened for petroleum hydrocarbons.

Basis for Approval

The recommended actions are consistent with and authorized by provisions of Assembly Bill 1x-26, 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 actions will carry out the applicable provisions of the listed redevelopment plans 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 503.4 of the Redevelopment Plan, Commercial Uses Within Residential Areas, reads:

“The Agency may in its discretion, permit the development of appropriately designed and properly located commercial facilities providing neighborhood services in residential areas. Such uses shall be consistent with the Community Plan.”

The Project satisfies the conditions set forth in Section 503.4 so long as certain conditions are adhered to and included in the approval.

Appropriately Designed

There is an existing building on the site. The Applicant proposed to expand the existing building to create a self-service Laundromat (see Attachment B Site Plans). The design is consistent with contemporary commercial development with use of commercial treatments, including the east elevation showing a tempered glass storefront. The expansion allows for an adequate number of washers and dryers to serve the surrounding residential neighborhood. The total square footage of the building after expansion will be approximately 3,133 s.f.; the facility will have seven (7) parking spaces. This is a sufficient amount of parking for a building of this square footage.

Properly Located Commercial Facility Providing A Neighborhood Service in A Residential Area

The Project will serve the local neighborhood, which is primarily residential. The location and services provided are consistent with Redevelopment Plan objectives including the attraction and improvement of commercial development with new development on vacant and underutilized properties.

The Project will create approximately three (3) jobs for local residents. This is consistent with Redevelopment Plan objectives including the objective to provide jobs for local residents.

Consistent with the Community Plan

The Community Plan land use designation is General Commercial. The Project is a compatible land use and allowable under the Community Plan.

SOURCE OF FUNDS

No funds are required for this action.

ROPS AND ADMINISTRATIVE BUDGET IMPACT

The recommended action is consistent with AB1x-26; 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:



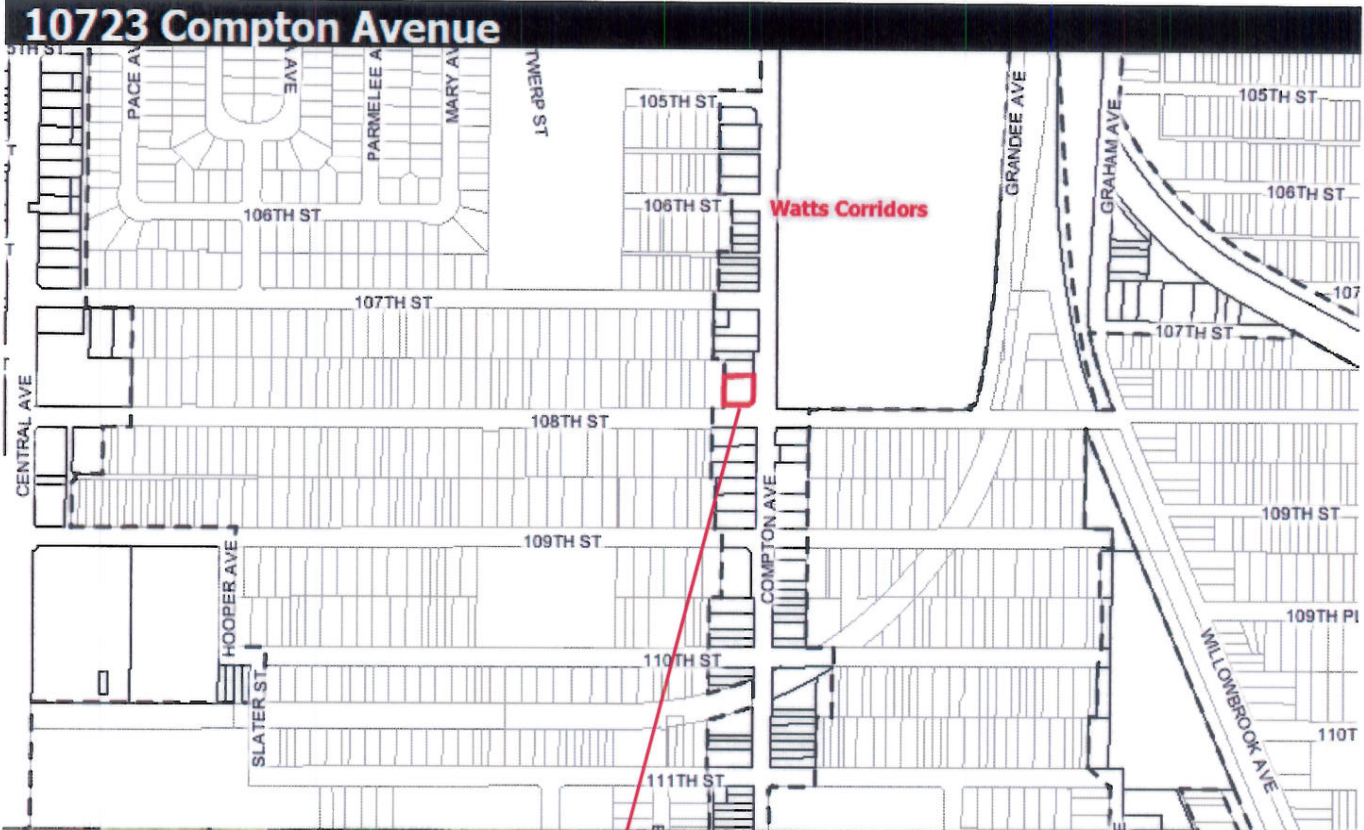
David Riccitiello
Chief Operating Officer

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

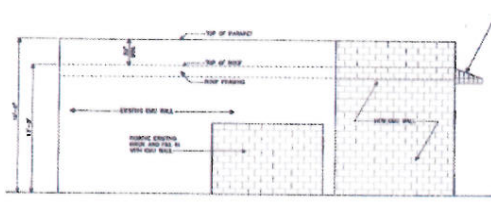
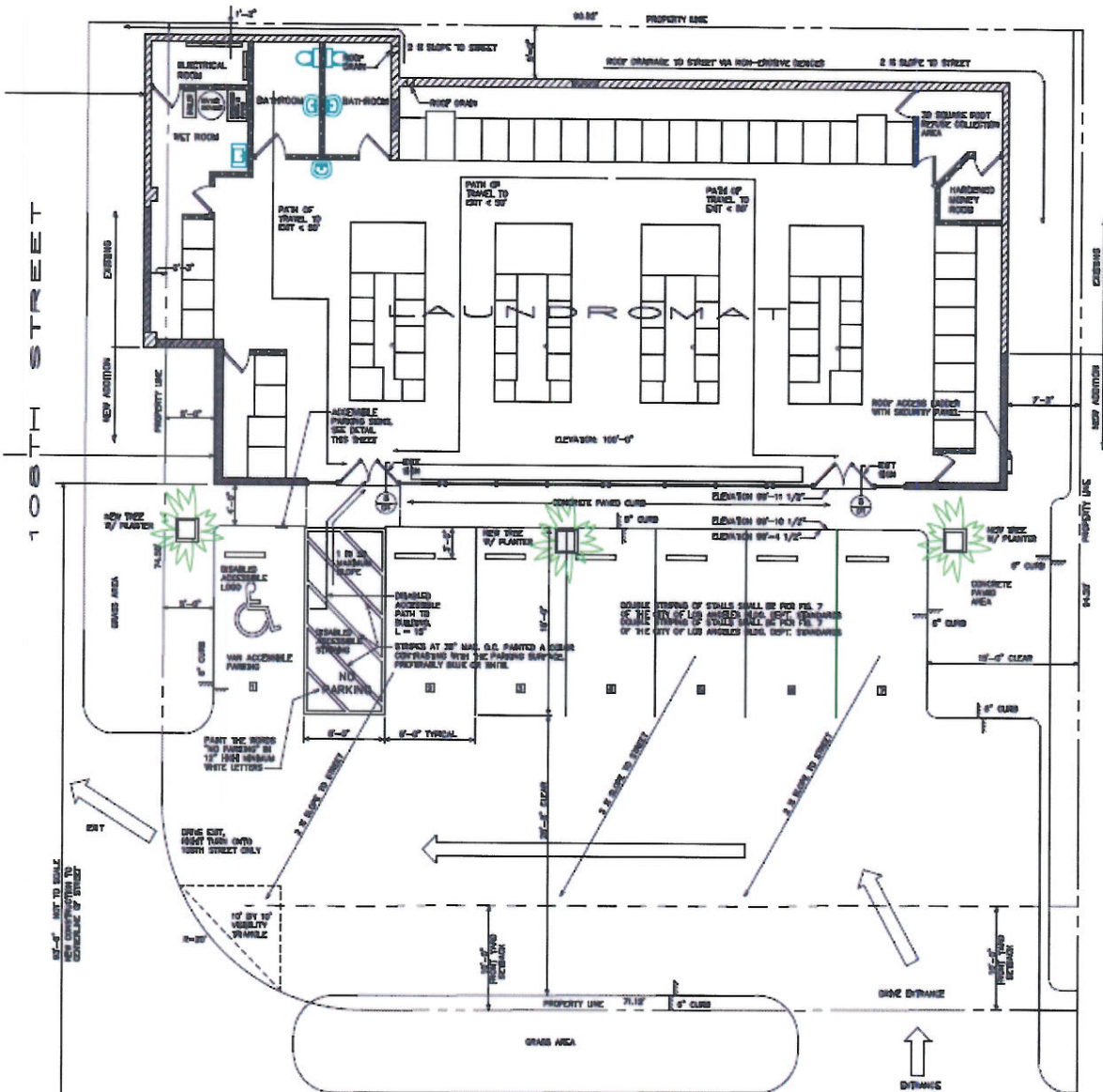
ATTACHMENTS

- Attachment A Location Map
- Attachment B Site Plan

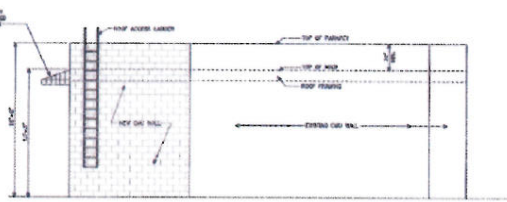
Attachment A: Location Map



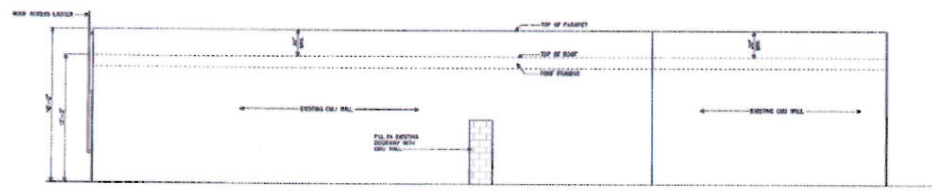
Attachment B: Site Plan



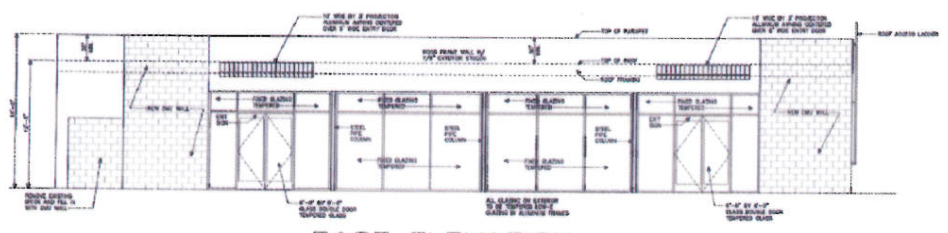
SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION