

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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WS6990

DATE: JULY 19, 2012

TO: GOVERNING BOARD

FROM: CHRISTINE ESSEL, CHIEF EXECUTIVE OFFICER

STAFF: BARRON MCCOY, REGIONAL ADMINISTRATOR
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 Home located at 1207 W. Florence in the Western Slauson Recovery Redevelopment Project
(SD 2; CD 8)

RECOMMENDATION(S)

That the Governing Board approve the addition to a legal nonconforming Single Family Home in a Commercially Designated Area.

SUMMARY

The CRA/LA is not providing funding to the Project. The Applicant is requesting approval of a new 261 s.f. bedroom attached to the rear of an existing single-family home (Project) on a parcel that is designated as commercial in the Western Slauson Recovery Redevelopment Plan (Redevelopment Plan) map. The property is located at 1207 W. Florence Avenue (Site) in the South Los Angeles Community Plan area. The Community Plan designation is General Commercial which would allow for the addition to the Single Family Home. Section 506 authorizes the CRA/LA to allow additions to buildings in the Project Area for uses which do not conform to the Plan where, in the determination of the CRA/LA, such improvements would be compatible with surrounding and Project uses and development. The Project is able to meet these conditions.

DISCUSSION & BACKGROUND

Location

The Site is located on the northwest corner of Florence Avenue and Budlong Avenue. The property is surrounded by single-family residences to the north, south, east, and west. (see Attachment A Location Map)

Description, Project Context and Project History

The 3,842 s.f. parcel is currently improved with a 899 s.f. single family home that was built in 1915. The applicant had initiated construction of a 261 s.f. addition to the rear of the existing structure and is seeking approvals of the addition. The proposed addition will provide the residents an additional bedroom to allow for an increase in living area in the residence. While

the Site is designated for commercial use, it is currently used for residential purposes, as are the properties directly adjacent to the Site.

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 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 property is an existing single-family home that is located within an existing residential neighborhood. The increase the square feet of the existing building by 261 s.f. is compatible with the surrounding neighborhood’s character and development.

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:



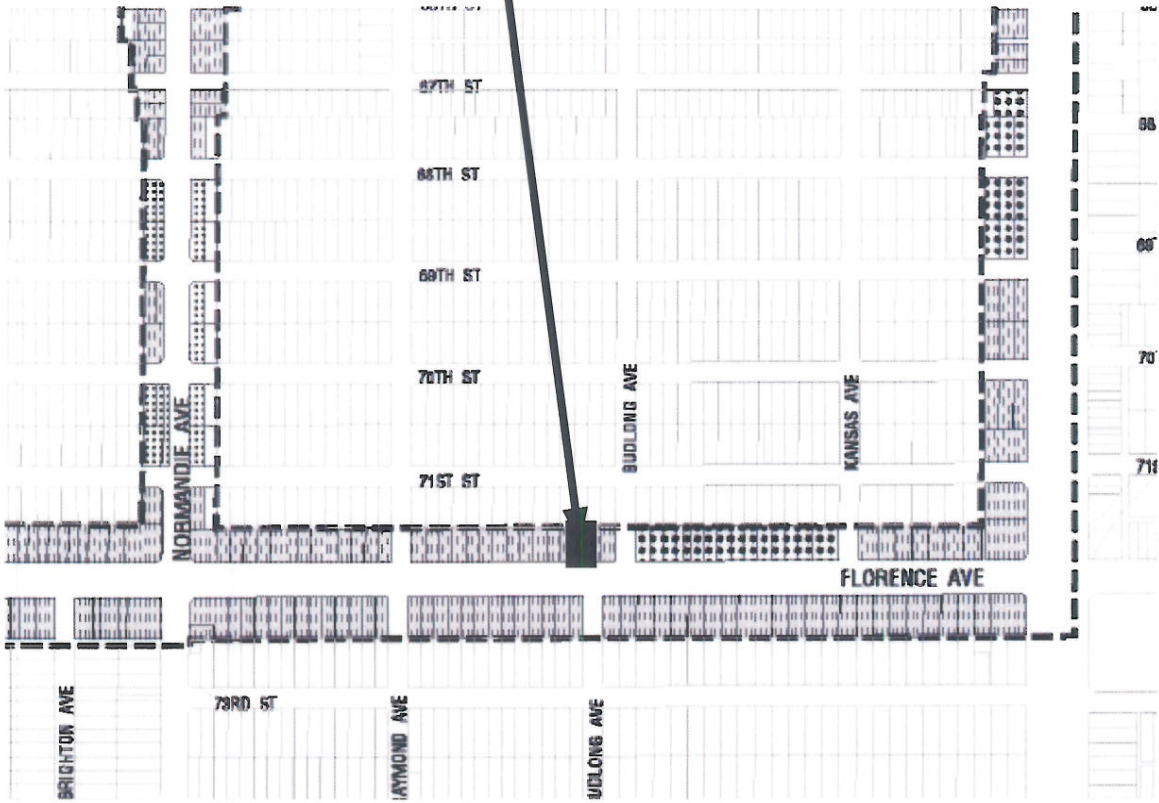
David Riccitiello
Chief Operating Officer

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

ATTACHMENTS

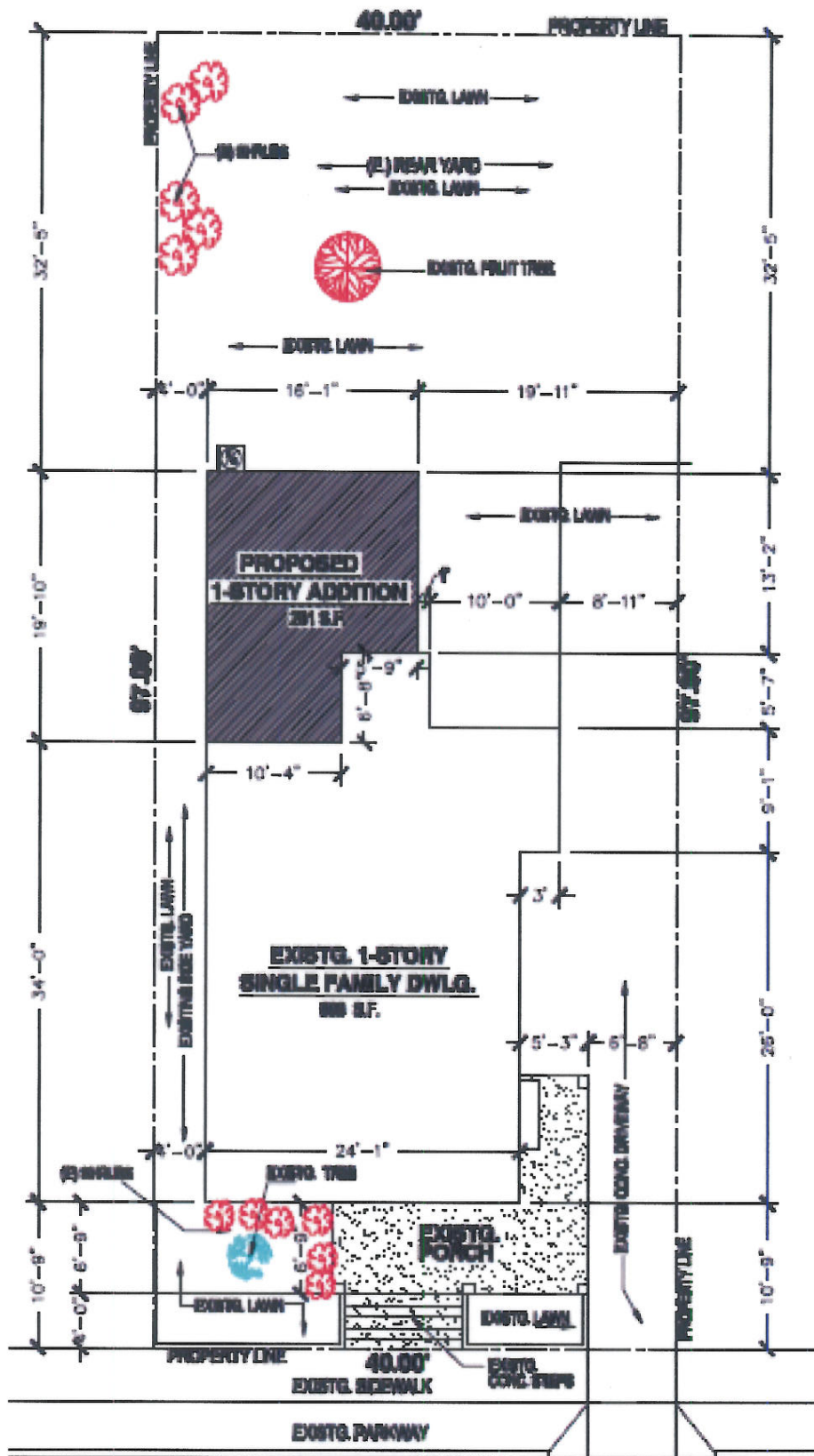
Attachment A Location Map
Attachment B Site Plan

Attachment A: Location Map 1207 W. Florence Avenue



Western Slauson Recovery Redevelopment Project Area

ATTACHMENT B SITE PLAN



1207 W FLORENCE AVE.

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