

11-1556

SEP 09 2011  
TO CITY CLERK FOR . CEMENT ON NEXT  
COUNCIL COUNCIL AGENDA TO BE POSTED #52

MOTION For Tuesday 9/13/11

At its meeting of August 23, 2011 (August 30, 2011 Letter of Determination), the Central Los Angeles Area Planning Commission acted to deny a Zone Variance and Zoning Administrator's Adjustment to permit the legalization and continued use of a one-story detached dwelling unit for the property located at 1100-1102 South Sterns Drive. This application (ZA-2009-2026-ZV-ZAA-ZAD) sought to legalize a dwelling unit that was converted by a previous owner from a recreation room to a dwelling unit in or around 1992.

This corner property is developed with a 1931 housing structure and 4-car garage on an oversized corner-lot. The zoning over this area has grown more restrictive than when it was first developed in the 1920s and 1930s, culminating with a final downzone in 1990 from R2 to R1. While three units exist at the site, the structures blend into the overall neighborhood and do not visually or otherwise detract from the environment. The greater Carthay area includes a mix of single-family, duplex and multifamily structures. The legalization of this unit will allow retention of the site in its current configuration with existing historic structures and most-importantly allow the tenant to remain and retain the unit in the City's rental-housing supply.

While the City's housing stock is extremely constrained, any zoning adjustment needs to be carefully vetted to limit or avoid any potential impacts. In this case the project has been reviewed and supported by the local homeowners association and no new impacts will be experienced in the neighborhood as the unit already exists and has already existed for almost 20 years.

For the above reasons, the Council should assert jurisdiction over the above referenced Central Los Angeles Commission action.

I THEREFORE MOVE for the reasons set forth above, that pursuant to Section 245 of the Los Angeles City Charter, the City Council assert jurisdiction over the August 23, 2011 (August 30, 2011 Letter of Determination) Central Los Angeles Area Planning Commission action to deny a Zone Variance and Zoning Administrator's Adjustment to permit the legalization and continued use of a one-story detached dwelling unit for the property located at 1100-1102 South Sterns Drive, as detailed in Case No. ZA-2009-2026-ZV-ZAA-ZAD.

I FURTHER MOVE that upon assertion of jurisdiction, the matter be referred to Committee for further review.

SEP 09 2011

Presented By:

*Paul Koretz*  
PAUL KORETZ  
Councilmember 5<sup>th</sup> District

*AA3*

Seconded By:

*[Signature]*

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