

Your

PLANNING AND LAND USE MANAGEMENT

Committee

reports as follows:

PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT relative to a court issued writ in the case entitled Chazanov v. City of Los Angeles, et al., Los Angeles Superior Court Case No. BS 135382, regarding property located at 1100 - 1102 Stearns Drive.

Recommendations for Council action:

1. SET ASIDE the prior Council action of October 4, 2011, which approved: a variance to allow the legalization and continued use of an approximately 790 square foot existing one-story detached third dwelling unit; a variance to allow no additional parking space to be provided and to allow automobiles to back out of a garage where the parking area serves more than two dwelling units and where the driveway access is to a street other than a major or secondary highway; and an adjustment to allow a rear yard varying in depth from 3 feet 6 inches to 5 feet 6 inches in lieu of the required 15 feet for property at 1100-1102 South Stearns Drive.
2. ADOPT the Central Los Angeles Area Planning Commission (CLAAPC) as the Findings of the Council.
3. SUSTAIN the CLAAPC and the Zoning Administrator's decision dated May 25, 2011, THEREBY DENYING: a variance to allow the legalization and continued use of an approximately 790 square foot existing one-story detached third dwelling unit; a variance to allow no additional parking space to be provided and to allow automobiles to back out of a garage where the parking area serves more than two dwelling units and where the driveway access is to a street other than a major or secondary highway; and an adjustment to allow a rear yard varying in depth from 3 feet 6 inches to 5 feet 6 inches in lieu of the required 15 feet for property at 1100-1102 South Stearns Drive.

Fiscal Impact Statement: None submitted by the City Attorney. Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis on this report.

Community Impact Statement: None submitted.

Summary:

At its meeting held on April 23, 2013, the Planning and Land Use Management Committee considered a court issued writ in the case entitled Chazanov v. City of Los Angeles, et al., Los Angeles Superior Court Case No. BS 135382, regarding property located at 1100 - 1102 Stearns Drive. Staff from the City Attorney's Office gave the Committee background information on this matter. After an opportunity for public comment, the Committee recommended that Council approve the recommendations contained in the City Attorney report dated March 29, 2013. This matter is now forwarded to the Council for its consideration.

Respectfully submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

MEMBER	VOTE
REYES:	YES
HUIZAR:	YES
ENGLANDER:	YES

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5/1/13

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- Not Official Until Council Acts -