

PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to an appeal for a Zone Change for the property located at 17236 South Hoover Street.

Recommendations for Council action:

1. ADOPT the FINDINGS of the PLUM Committee as the Findings of the Council.
2. RESOLVE TO DENY THE APPEAL filed by Ali Awad (Representative: Emilio Gutierrez) and THEREBY SUSTAIN the decision of the Harbor Area Planning Commission (HAPC) in disapproving a Zone Change from [Q]PF-1 and R1-1 to (T)(Q)R1-1, for a subdivision of approximately 122,295 square feet of existing vacant land comprised of two lots into 15 lots ranging in lot area from 5,200 square feet to 7,445 square feet (average lot size is approximately 5,540 square feet) and 14 guest surface parking spaces, with each lot being improved with a two-story, single-family dwelling with an average floor area of approximately 2,410 square feet and a maximum height of 24-feet, with the Project Site being a lot in the [Q]PF-1 Zone and a lot in the R1-1 Zone and designated for Public Facilities, Public Facilities-Freeway and Low Residential land uses, respectively, with vehicle access being provided via a private street connecting to Hoover Street, for the property located at 17236 South Hoover Street.

Applicant: Ali Awad, S. Hoover and 173rd Street, LLC

Representative: Emilio Gutierrez, S. Hoover and 173rd Street, LLC

Case No. APCH-2015-3175-ZC

Fiscal Impact Statement: The HAPC reports that there is no General Fund impact as administrative costs are recovered through fees.

Community Impact Statement: None submitted.

TIME LIMIT FILE - SEPTEMBER 30, 2017

(LAST DAY FOR COUNCIL ACTION - SEPTEMBER 29, 2017)

Summary:

At a regular meeting held on August 15, 2017, the PLUM Committee considered an appeal for a Zone Change for the property at 17236 South Hoover Street. Staff from the Department of City Planning provided the Committee with information regarding the disapproval of the Zone Change. Representatives for the Applicant, which is also the Appellant, commented in support of the appeal. After an opportunity for public comment, the Committee recommended to deny the appeal and sustain the decision of the HAPC. This matter is now submitted to the Council for consideration.

Respectfully Submitted,



PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER:</u>	<u>VOTE:</u>
HUIZAR	YES
HARRIS-DAWSON	YES
ENGLANDER	YES
BLUMENFIELD	YES
PRICE	ABSENT

ZHC
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-NOT OFFICIAL UNTIL COUNCIL ACTS-