



PROJECT NUMBER
PRJ2023-001119-(2)

HEARING DATE
June 18, 2024

REQUESTED ENTITLEMENT
Variance No. RPPL2023001583

PROJECT SUMMARY

OWNER / APPLICANT

Henry Hernandez

EXHIBIT DATE

May 23, 2024

PROJECT OVERVIEW

A variance request to reduce the minimum lot area and width requirements to authorize an undersized 1,810-square-foot and 37.4-foot-wide lot in the RLM-2 (Residential Low-Medium 2) Zone of the Florence-Firestone Transit Oriented District Specific Plan pursuant to County Code Section 22.194.020 (Variance Applicability). The undersized lot was created by a grant deed on June 13, 1944, when the zoning at that time was R-2 (Two-Family Residence – 5,000 Square Feet Minimum Required Lot Area). On February 16, 2023, Certificate of Compliance (“COC”) No. RPPL2023000759 was recorded on the property with the condition that building permits shall not be issued until compliance with County zoning requirements for undersized parcels is resolved. The variance is required to clear the condition of the recorded COC to authorize development.

The variance is associated with ministerial Site Plan Review No. RPPL2024000514 to review the proposed duplex. The proposed duplex is three stories, 30 feet and 4 inches tall, with an attached two-car garage, laundry room, and storage spaces on the first floor; and balconies for each unit on the upper floors.

LOCATION

7507 Crockett Boulevard, Florence-Firestone

ACCESS

Crockett Boulevard

ASSESSORS PARCEL NUMBER

6025-014-032

SITE AREA

0.04 acres (1,810 square feet)

LOCAL PLAN

Florence-Firestone Community Plan

ZONED DISTRICT

Roosevelt Park

PLANNING AREA

Metro

SPECIFIC PLAN LAND USE DESIGNATION

H30 (Residential 30 – 30 du/ac)

SPECIFIC PLAN ZONE

RLM-2 (Residential Low Medium 2)

PROPOSED UNITS

Two (2)

MAX DENSITY/UNITS

30 du/ac (2 units)

COMMUNITY STANDARDS DISTRICT

N/A

ENVIRONMENTAL DETERMINATION (CEQA)

Class 3 Categorical Exemption - New Construction or Conversion of Small Structures

Class 4 Categorical Exemption - Minor Alterations to Land

Class 5 Categorical Exemption - Minor Alterations in Land Use Limitations

KEY ISSUES

- Consistency with the General Plan
 - Consistency with the Florence-Firestone Community Plan
 - Consistency with the Florence-Firestone Transit Oriented District Specific Plan
 - Satisfaction of the following portions of Title 22 of the County Code:
 - Section 22.194.050 (Variance Findings and Decision requirements)
 - Section 22.418.060 (Florence-Firestone TOD Residential Zones)
 - Section 22.418.090 (Florence-Firestone TOD Zone Additional Development Standards)
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CASE PLANNER:

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