

## REPORT TO THE HEARING OFFICER

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DATE ISSUED: June 6, 2024

HEARING DATE: June 18, 2024 AGENDA ITEM: 5

PROJECT NUMBER: PRJ2023-001119-(2)

PERMIT NUMBER(S): Variance No. RPPL2023001583

SUPERVISORIAL DISTRICT: 2

PROJECT LOCATION: 7507 Crockett Boulevard, Los Angeles CA 90001

OWNER: Dream LA Investments, LLC

APPLICANTS: Henry Hernandez

CASE PLANNER: Evan Sahagun, Planner  
ESahagun@planning.lacounty.gov

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### RECOMMENDATION

*The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:*

LA County Planning staff ("Staff") recommends **APPROVAL** of Project Number PRJ2023-001119-(2), Variance Number RPPL2023001583, based on the Findings (Exhibit C – Findings) contained within this report and subject to the Draft Conditions of Approval (Exhibit D – Conditions of Approval).

Staff recommends the following motions:

### CEQA:

I, THE HEARING OFFICER, CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

### ENTITLEMENT:

I, THE HEARING OFFICER, APPROVE VARIANCE NUMBER RPPL2023001583 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

## **PROJECT DESCRIPTION**

### **A. Entitlement(s) Requested**

- Henry Hernandez (“Applicant”) requests a Variance to reduce the minimum lot area and width requirements to authorize an undersized 1,810-square-foot and 37.4-foot-wide lot (“Project”) in the RLM-2 (Residential Low-Medium 2) Zone of the Florence-Firestone Transit Oriented District Specific Plan (“Specific Plan”) pursuant to County Code Section 22.194.020 (Variance Applicability).

### **B. Project**

The undersized lot was created by grant deed on June 13, 1944, and the zoning at that time was R-2 (Two-Family Residence – 5,000 Square Feet Minimum Required Lot Area). The Specific Plan does not establish a minimum lot area or width for the RLM-2 Zone; therefore, the required area is 5,000 square feet and the required width is 50 feet pursuant to County Code Section 21.24.240 (Area and width – Requirements generally). 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 with approval of a lot line adjustment, zone change, or variance. The variance is requested to clear the condition of the recorded COC, allowing the construction and maintenance of a proposed duplex.

### **C. Associated Project**

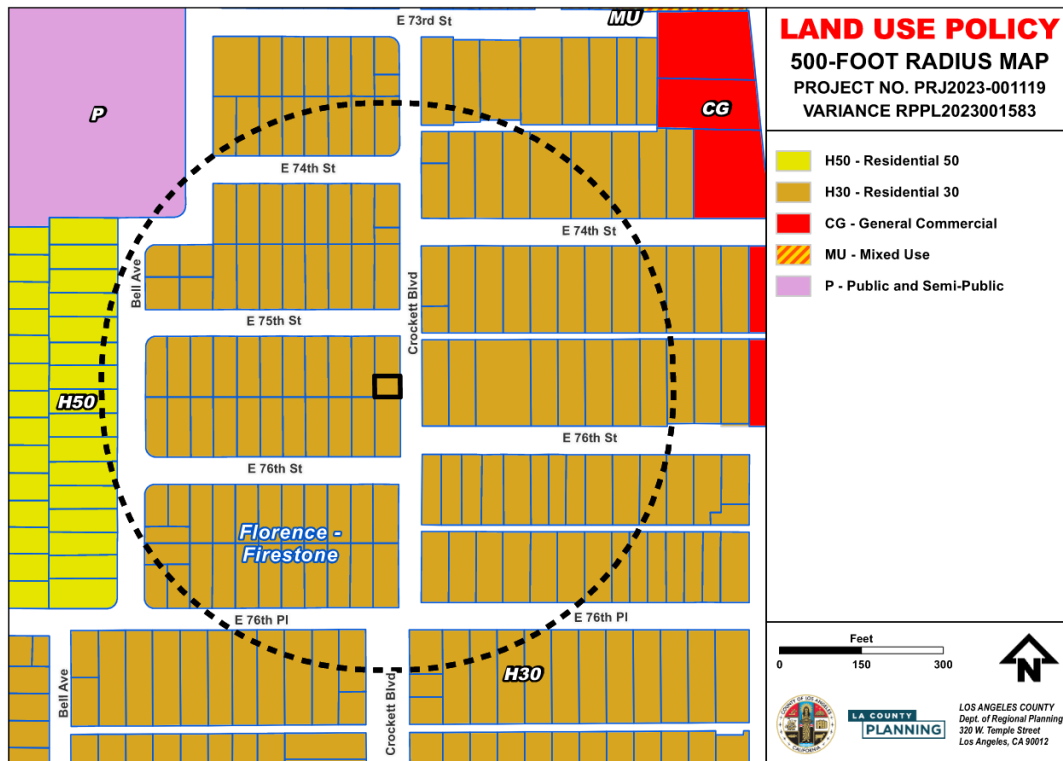
Approval of the Project would authorize development on an undersized 1,810-square-foot (0.04 acres) and 37.4-foot-wide lot located at 7507 Crockett Boulevard (“Project Site”) in the Florence-Firestone community. Subject to approval of the Variance, the Applicant proposes to construct a duplex, which will be reviewed through ministerial Site Plan Review (“SPR”) No. RPPL2024000514 (“Associated Project”) pursuant to County Code Section 22.418.060.B (Land Use Regulations for TOD Residential Zones). The Associated Project is a ministerial review, subject to approval of the Variance to comply with minimum lot area and width requirements pursuant to conditional COC No. RPPL2023000759.

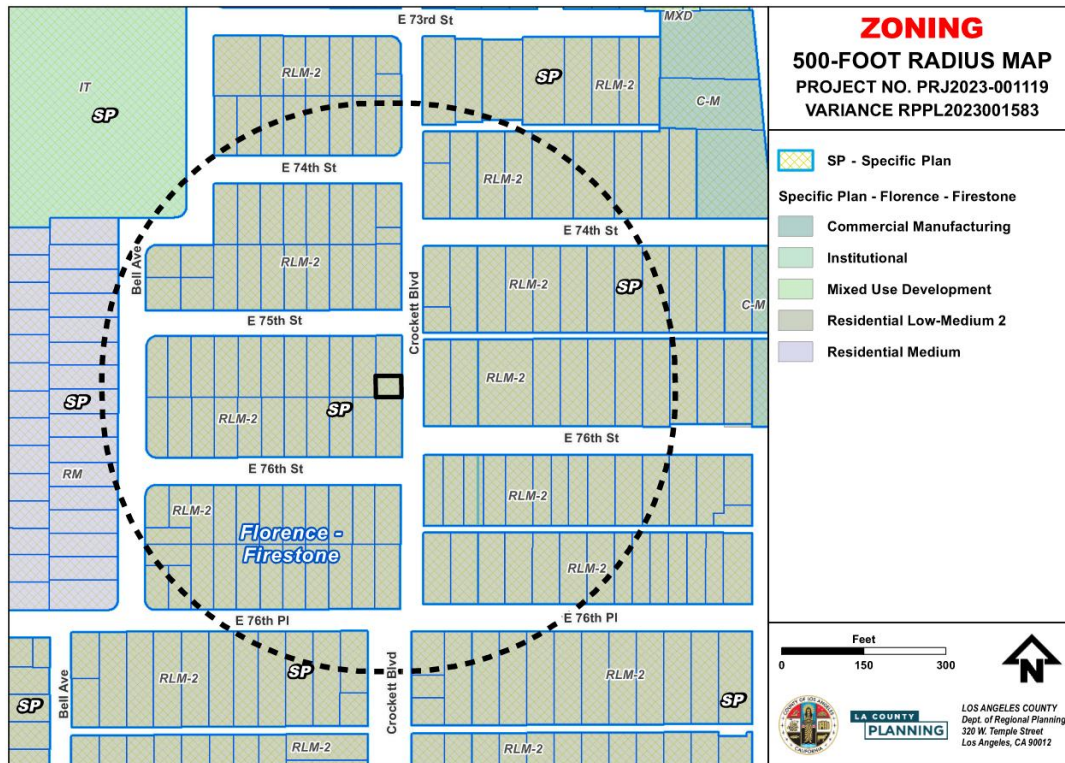
The proposed duplex is three stories, 30 feet and 4 inches in height, and approximately 2,562 square feet in new floor area. The first floor includes an attached 408-square-foot two-car garage, laundry room and storage spaces accessible from the rear. The two dwelling units are on the second and third floors, respectively, are approximately 609 square feet in size and each have two bedrooms, one bathroom, and a 101-square-foot balcony facing Crockett Boulevard to the east. The proposed front setback is 10 feet for the building and 18 feet for the garage door as required by the Specific Plan. The proposed interior side and rear setbacks are 5 feet. An enclosed stairwell area connects each floor of the building. Compliance with County zoning and Specific Plan requirements is being reviewed under the Associated Project.

## **SUBJECT PROPERTY AND SURROUNDINGS**

The following chart provides property data within a 500-foot radius:

LOCATION	SPECIFIC PLAN LAND USE POLICY	SPECIFIC PLAN ZONING	EXISTING USES
SUBJECT PROPERTY	H30 (Residential 30 – 20 to 30 Dwelling Units per Net Acre)	RLM-2 (Residential Low-Medium 2)	Vacant
NORTH	H30	RLM-2	Single-family residences ("SFRs"), multifamily residences ("MFRs")
EAST	H30	RLM-2	SFRs, MFRs
SOUTH	H30	RLM-2	SFRs, MFRs
WEST	H30, H50 (Residential 50 – 20 to 50 Dwelling Units per Net Acre), P (Public and Semi- Public)	RLM-2, RM (Residential Medium), IT (Institutional)	SFRs, MFRs





## PROPERTY HISTORY

### A. Zoning History

ORDINANCE NO.	ZONING	DATE OF ADOPTION
20230014z	RLM-2 (Residential Low Medium 2)	February 7, 2023
3711	R-2 (Two-Family Residence)	October 29, 1940

### B. Previous Cases

No previous LA County Planning approvals are associated with this property.

### C. Violations

CASE NO.	VIOLATION	CLOSED/OPEN
09-0008021	Unpermitted outside storage maintained on the property.	Opened April 2, 2009 Closed September 24, 2009

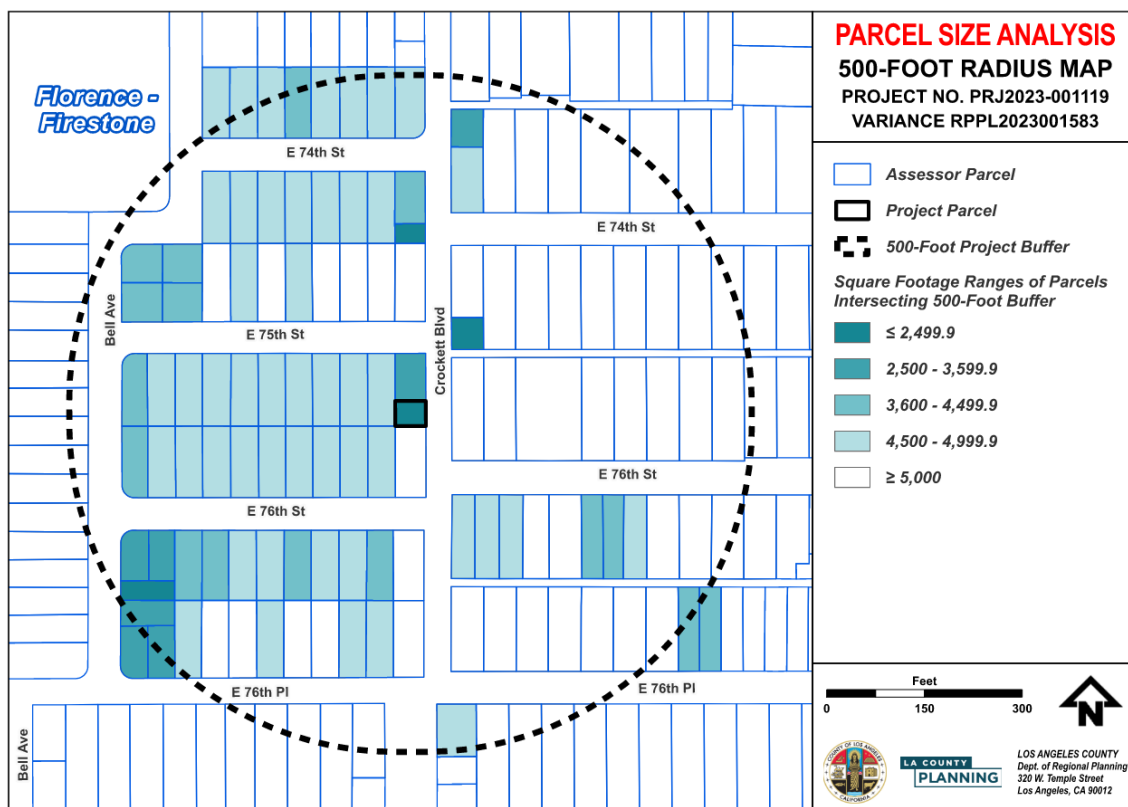
## ANALYSIS

### A. Land Use Compatibility

The Project Site is approximately 1,810 square feet (0.04 acres) in size, 37.4 feet wide, and is located in a low-medium density residential area of the Florence-Firestone community, west of the Alameda Corridor. Surrounding properties are primarily developed with SFRs, two-family residences and a smaller number of MFRs with three or more units. Under the Associated Project, the Applicant proposes to build a new three-story duplex with an attached two-car garage, which is compatible with existing residential developments in the surrounding community. Therefore, approval of the Project would not change the land use pattern of the surrounding area.

### B. Neighborhood Impact (Need/Convenience Assessment)

The requested variance would authorize an undersized 1,810-square-foot (0.04 acres) and 37.4-foot-wide lot, similar to other undersized properties within 500 feet of the Project Site that range from 0.03 acres to 0.08 acres in lot area. There are several other lots with less than the required 5,000 square feet of lot area within a 500-foot radius around the Project Site, shown in a Parcel Size Analysis, below:





The duplex, proposed under the Associated Project, is consistent with the intent of the zoning and land use designations on the Project Site and surrounding development. The Variance request is not anticipated to grant a special privilege, because there are several developed lots in the vicinity with less than the required 5,000-square-foot lot area. Therefore, the Project is compatible with the neighborhood character and is not expected to have significant adverse impacts on the surrounding community.

### **C. Design Compatibility**

In response to comment letters from Staff, during review of the Associated Project, the Applicant has revised the proposed duplex to comply with all requirements of the RLM-2 Zone and has obtained all required clearances from County departments. Furthermore, the Applicant has considered and implemented improvements on the proposed design of the duplex throughout review of the Associated Project. In response to Staff recommendations, the proposed duplex has a uniform building envelope, pedestrian entrance, laundry room, and storage spaces on the first floor. The proposed duplex will have a distinct wall finish on the first floor contrasted with a secondary wall finish on the upper floors, and higher quality materials on the building's street-fronting east elevation.

### **GENERAL PLAN/COMMUNITY PLAN CONSISTENCY**

The Project is consistent with applicable goals and policies of the General Plan and the Florence-Firestone Community Plan. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

### **ZONING ORDINANCE CONSISTENCY**

The Project complies with all applicable zoning requirements of Title 22 of the County Code and the Specific Plan. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

### **BURDEN OF PROOF**

The Applicant is required to substantiate all facts identified by Section 22.194.050 (Variance Findings and Decision requirements) of the County Code. The Burden of Proof with Applicant's responses is attached (Exhibit E – Applicant's Burden of Proof). Staff is of the opinion that the Applicant has met the burden of proof.

### **ENVIRONMENTAL ANALYSIS**

Staff recommends that this project qualifies for Categorical Exemption (Class 3 – New Construction or Conversion of Small Structures, Class 4 – Minor Alterations to Land, and Class 5 – Minor Alterations in Land Use Limitations) under the California Environmental Quality Act ("CEQA") and the County environmental guidelines. The Project is a request to reduce the minimum lot area and width requirements to authorize development on an undersized lot, allowing the construction and maintenance of a proposed duplex. Neither the requested modification nor the proposed duplex will result in changes to surrounding land use or density. No exception to the exemptions applies, because the Project is not located within

a Significant Ecological Area, a scenic highway or a hazardous waste site, is not known to contain historic resources, and there are no unusual circumstances that would indicate a reasonable possibility that the Project could have a significant or cumulative effect on the environment. Therefore, Staff recommends that the Hearing Officer determine that the project is categorically exempt from CEQA. An environmental determination (Exhibit F – Environmental Determination) was issued for the Project.

### **COMMENTS RECEIVED**

#### **A. County Department Comments and Recommendations**

1. The County Department of Public Works granted conceptual approval and cleared the Project for public hearing with conditions in a letter dated October 10, 2023.
2. The County Fire Department cleared the Project for public hearing with no conditions in a letter dated April 4, 2024.
3. The County Department of Public Health recommended approval of the Project in a letter dated January 25, 2024.

#### **B. Public Comments**

Staff has not received any comments at the time of report preparation.

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Report

Reviewed By: \_\_\_\_\_

Carmen Sainz, Supervising Planner

Report

Approved By: \_\_\_\_\_

Mitch Glaser, Assistant Deputy Director

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#### **LIST OF ATTACHED EXHIBITS**

EXHIBIT A	Plans
EXHIBIT B	Project Summary Sheet
EXHIBIT C	Findings
EXHIBIT D	Conditions of Approval
EXHIBIT E	Applicant's Burden of Proof
EXHIBIT F	Environmental Determination
EXHIBIT G	Informational Maps
EXHIBIT H	Photos
EXHIBIT I	Agency Correspondence
EXHIBIT J	Proposed Renderings
EXHIBIT K	Certificate of Compliance No. RPPL2023000759