

In Favor

AGANIE

9736

C2 CAR
14 LOT

C2 :

CENTER

9710
C2s
GAS
STATION

MARIPOSA DR W

DENTIST

7228

C3NA
12 11
PAINT
CONST.

WILDWOOD DR W

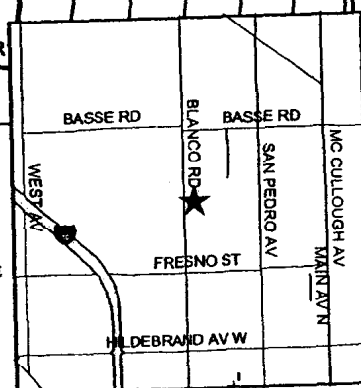
HERMOSA DR W

T-0
p.582
C-5

200' Notification



C:\DEC_2_2003



CASE NO: Z2003226 C

Staff and Zoning Commission Recommendation - City Council

Date: January 08, 2004

Zoning Commission Meeting Date: December 02, 2003

Council District: 1

Ferguson Map: 582 C5

Appeal: No

Applicant:

Jerry Arredondo

Owner:

Richard F. and Martha A. McGoan

Zoning Request: From "R-4" Residential Single-Family District to "NC C" Neighborhood Commercial District with a conditional use for a sign shop

Lots 37 & 55, Block 18, NCB 9221

Property Location: 562 W. Mandalay and 563 W. Mariposa

Proposal: To allow expansion of a sign advertising company

Neighborhood Association: Northmoor Neighborhood Association and Northwest Los Angeles Heights Neighborhood Association (within 200 feet)

Neighborhood Plan: North Central Neighborhoods Community Plan

TIA Statement: A traffic impact analysis is not required

Staff Recommendation:

Approval. The North Central Neighborhoods Community Plan recommends neighborhood commercial at this location. "NC C" is an appropriate transition between "C-3 NA" to the west and "R-4" to the east. To prevent further encroachment of commercial uses into the Northmoor Neighborhood, the following conditions should be considered.

1. A six-foot solid screen fence shall be erected and maintained along the eastern property line.
2. No additional parking shall be added to the subject properties.
3. Hours of operations shall not be permitted on the subject properties before 7:00 am or after 6:00 pm.
4. Outside storage shall be prohibited both on the property and within any rights of way including the alleyway.
5. Refuse areas shall be fully screened from public view.
6. The provisions of Chapter 28 of the Municipal Code, "Signs and Billboards" shall be followed as part of the conditional use.

Zoning Commission Recommendation:

Forward to City Council without a recommendation

CASE MANAGER : Eric Dusza 207-7442

VOTE

FOR	9
AGAINST	0
ABSTAIN	0
RECUSAL	0

Z2003226 C

ZONING CASE NO. Z2003226 – December 2, 2003

Applicant: Jerry Arredondo

**Zoning Request: "R-4" Residential Single Family District to "C-3NA" General
Commercial Nonalcoholic Sales District**

Jerry Arredondo, 9901 IH 10, representing the owner, stated he would like to amend their request to "NC" C as staff recommended. He further stated he has met with the surrounding neighbors and the neighborhood association who are in support of this request. He stated they are proposing to expand the existing sign shop.

Staff stated there were 31 notices mailed out to the surrounding property owners, 0 returned in opposition and 6 returned in favor and no response from Los Angeles Heights Neighborhood Association. Northmoor Neighborhood Association is in favor and a petition with 27 signatures in support was submitted.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

COMMISSION ACTION

The motion was made by Commissioner Kissling and seconded by Commissioner Cardenas-Gamez to recommend approval of "NC" C with the following conditions: a.) A six-foot solid screen fence shall be erected and maintained along the eastern property line; b.) No additional parking on the east 25 feet of Lot 37; c.) Business or office hours of operation shall not be permitted before 7 am or after 10 pm; d.) Outside storage shall be prohibited both on the property and within any rights of way including the alleyway; e.) Refuse areas must be fully screened from the public view; f.) The provisions of Chapter 28 of the Municipal Code, "Signs and Billboards" shall be followed as part of the conditional use.

AYES: Martinez, Cardenas-Gamez, Dixon, Kissling, Peel

NAYS: McAden

ABSTAIN: Grau, Dutmer, Avila

THE MOTION FAILED

2nd MOTION

Z2003226 C

COMMISSION ACTION

The motion was made by Commissioner Dutmer and seconded by Commissioner Kissling to recommend approval of "NC" C with the following conditions: a.) A six-foot solid screen fence shall be erected and maintained along the eastern property line; b.) No parking on the east 25 feet of Lot 37; c.) Outside storage shall be prohibited both on the property and within any rights of way including the alleyway; d.) Refuse areas must be fully screened from the public view; e.) The provisions of Chapter 28 of the Municipal Code, "Signs and Billboards" shall be followed as part of the conditional use.

AYES: Martinez, Dutmer, Dixon

NAYS: Grau, McAden, Peel

ABSTAIN: Cardenas-Gamez, Kissling, Avila

THE MOTION FAILED

3rd MOTION

COMMISSION ACTION

The motion was made by Commissioner Grau and seconded by Commissioner Kissling to recommend approval as staff recommend.

1. Property is located on Lots 37 & 55, Block 18, NCB 9221 at 563 W. Mariposa and 562 W. Mandalay.
2. There were 31 notices mailed, 0 returned in opposition and 6 in favor.
3. Staff recommends denial as requested and approval of "NC" C.

AYES: Martinez, Grau, Cardenas-Gamez, Kissling, Peel

NAYS: Dixon, McAden

ABSTAIN: Dutmer, Avila

THE MOTION FAILED

THIS CASE HAS BEEN FORWARDED TO CITY COUNCIL WITHOUT A RECOMMENDATION.

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing