



Los Angeles County Department of Regional Planning
 320 West Temple Street
 Los Angeles, California 90012
 Telephone (213) 974-6435
PROJECT NUMBER 01-037-(1)
NCR 200900010

PUBLIC HEARING DATE 12/20/2011	AGENDA ITEM
RPC CONSENT DATE	CONTINUE TO

APPLICANT Jacob Cohan	OWNER Broadway Main Associates, LLC	REPRESENTATIVE Jacob Cohan
---------------------------------	---	--------------------------------------

PROJECT DESCRIPTION
 A Nonconforming Review to allow the continued use and maintenance of existing industrial/warehouse buildings located in the R-3 (Limited Multiple Residence) and R-3-P (Limited Multiple Residence-Parking) zones. Pursuant to County Code Section 22.56.1510.

REQUIRED ENTITLEMENTS
A Nonconforming Review to allow the continued use and maintenance of existing industrial/warehouse buildings.

LOCATION/ADDRESS
 925 S. Vancouver Avenue and 924-926 Clela Avenue, Los Angeles, CA 90022

SITE DESCRIPTION
 The site plan shows five lots, sharing four buildings, with 18 parking spaces, including one accessible space, in the southwest corner of the project site, accessed along Clela Avenue. There is an alley located to the north of the project site, connecting Clela Avenue and Vancouver Avenue. Landscaping is shown along both Clela and Vancouver Avenues.

ACCESS Vancouver Avenue and Clela Avenue	ZONED DISTRICT E.L.A./EASTSIDE UNIT 1
ASSESSORS PARCEL NUMBER 5245-003-016 & 5245-003-028	COMMUNITY East Los Angeles
SIZE 0.59 Acres	COMMUNITY STANDARDS DISTRICT East Los Angeles

	EXISTING LAND USE	EXISTING ZONING
Project Site	Industrial/Warehousing	R-3 (Limited Multiple Residence) & R-3-P (Limited Multiple Residence Parking)
North	Commercial	C-3 (Unlimited Commercial)
East	Single and Multi-Family Residential	R-3-P (Limited Multiple Residence-Parking)
South	Single and Multi-Family Residential	R-3-P (Limited Multiple Residence-Parking)
West	Single and Multi-Family Residential	R-3-P (Limited Multiple Residence-Parking)

GENERAL PLAN/COMMUNITY PLAN East Los Angeles Community Plan	LAND USE DESIGNATION RP (Residential Parking) & MD (Medium Density Residential - 30 du/ac)	MAXIMUM DENSITY n/a
---	--	-------------------------------

ENVIRONMENTAL DETERMINATION
 Class 1 Categorical Exemption-Existing Facilities

RPC LAST MEETING ACTION SUMMARY

LAST RPC MEETING DATE	RPC ACTION	NEEDED FOR NEXT MEETING
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING/ABSENT

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

STAFF CONTACT PERSON: Michele Bush		
RPC HEARING DATE(S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING
STAFF RECOMMENDATION (PRIOR TO HEARING):		
SPEAKERS* (O) 0 (F) 0	PETITIONS (O) 0 (F) 0	LETTERS (O) 0 (F) 0

*(O) = Opponents (F) = In Favor