



Los Angeles County Department of Regional Planning  
 320 West Temple Street  
 Los Angeles, California 90012  
 Telephone (213) 974-6443

**PROJECT NO. 88-438-(1)**  
**NONCONFORMING REVIEW PERMIT 200800017**

**PUBLIC HEARING DATE**  
 12/20/11

**AGENDA ITEM**

**RPC CONSENT DATE**

**CONTINUE TO**

<b>APPLICANT</b> Quintero Miguel	<b>OWNER</b> Quintero Miguel	<b>REPRESENTATIVE</b> Quintero Miguel
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**PROJECT DESCRIPTION**  
 To authorize the continued operation of a non-conforming market located in the R-2 (Two Family Residence) zone, Eastside Unit No. 1 Zoned District. The market is non-conforming due to use and development standards.

**REQUIRED ENTITLEMENTS**  
 Nonconforming review permit to authorize the continued operation of a non-nonconforming market, due to use and development standards, located in the R-2 (Two Family Residence) zone, pursuant to Sec. 22.56.1550.

**LOCATION/ADDRESS**  
 531 S. Bonnie Beach Place, East Los Angeles, CA 90063.

**SITE DESCRIPTION**  
 The site plan shows an existing 1,962 sq. ft. one-story market, with no on-site parking or landscaping. The floor plan shows a food and general merchandise areas with non-conforming ("grandfathered") beer and wine sales.

<b>ACCESS</b> S. Bonnie Beach Pl. and East Sixth St.	<b>ZONED DISTRICT</b> Eastside Unit No. 1 Zoned District
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<b>ASSESSORS PARCEL NUMBER</b> 5238-007-040	<b>COMMUNITY</b> East Los Angeles
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<b>SIZE</b> 4,382 sq. ft.	<b>COMMUNITY STANDARDS DISTRICT</b> East Los Angeles CSD
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	<b>EXISTING LAND USE</b>	<b>EXISTING ZONING</b>
Project Site	Food market	R-2
North	Residential	R-2
East	Residential, cemetery	R-2
South	Residential	R-2
West	Residential, market	R-2

<b>GENERAL PLAN/COMMUNITY PLAN</b> East Los Angeles	<b>LAND USE DESIGNATION</b> LMD – Low / Medium Density	<b>MAXIMUM DENSITY</b> N/A
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**ENVIRONMENTAL DETERMINATION**  
 Class 1 Categorical Exemption – Existing Structures

<b>RPC LAST MEETING ACTION SUMMARY</b>		
<b>LAST RPC MEETING DATE</b>	<b>RPC ACTION</b>	<b>NEEDED FOR NEXT MEETING</b>
<b>MEMBERS VOTING AYE</b>	<b>MEMBERS VOTING NO</b>	<b>MEMBERS ABSTAINING/ABSENT</b>

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

<b>STAFF CONTACT:</b> Phillip Estes (pestes@planning.lacounty.gov)		
<b>RPC HEARING DATE(S)</b>	<b>RPC ACTION DATE</b>	<b>RPC RECOMMENDATION</b>
<b>MEMBERS VOTING AYE</b>	<b>MEMBERS VOTING NO</b>	<b>MEMBERS ABSTAINING</b>
<b>STAFF RECOMMENDATION (PRIOR TO HEARING):</b>		
<b>SPEAKERS*</b> (O) (F)	<b>PETITIONS</b> (O) (F)	<b>LETTERS</b> (O) (F)

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