



Department of Regional Planning
 320 West Temple Street
 Los Angeles, California 90012

PROJECT NUMBER

99075-(1)

HEARING DATE

09/03/2013

REQUESTED ENTITLEMENTS

Nonconforming Review No. 201000008

PROJECT SUMMARY

OWNER / APPLICANT

SK AND M INVESTMENTS INC / Marcelo Monroy

MAP/EXHIBIT DATE

05/09/2013

PROJECT OVERVIEW

The applicant is requesting a Nonconforming Review (NCR) to authorize the continued operation and maintenance of an existing neighborhood convenience market (located at 533 S. Rowan Avenue) and an adjacent nonconforming meat market (located at 535 S. Rowan Avenue) on a residentially zoned property.

The site also contains a two-family residence on the second floor of the building. The continued operation of the markets was last approved by Nonconforming Review No. 99075.

LOCATION

533 and 535 S. Rowan Avenue, East Los Angeles

ACCESS

Rowan Avenue

ASSESSORS PARCEL NUMBER(S)

5238-003-048

SITE AREA

0.06 Acres

GENERAL PLAN / LOCAL PLAN

East Los Angeles Community Plan

ZONED DISTRICT

Eastside Unit No. 1

LAND USE DESIGNATION

MD- Medium Density Residential (30 dwelling units per acre)

ZONE

R-3 (Limited Multiple Residence)

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

N/A

COMMUNITY STANDARDS DISTRICT

East Los Angeles

ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption – Existing Facilities

KEY ISSUES

- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
 - 22.56.1550 (Nonconforming Review Burden of Proof Requirements)

CASE PLANNER:

Kristina Kulczykcki

PHONE NUMBER:

(213) 974 - 6435

E-MAIL ADDRESS:

kkulczykcki@planning.lacounty.gov