



Los Angeles County Department of Regional Planning  
 320 West Temple Street  
 Los Angeles, California 90012  
 Telephone (213) 974-6461  
**PROJECT NUMBER 85014**  
**RNCR 201000011**

<b>PUBLIC HEARING DATE</b> 5/3/2011	<b>AGENDA ITEM</b>
<b>RPC CONSENT DATE</b>	<b>CONTINUE TO</b>

<b>APPLICANT</b> Nabor Gutierrez	<b>OWNER</b> None	<b>REPRESENTATIVE</b> Christina Hernandez
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**PROJECT DESCRIPTION**  
 The applicant requests a nonconforming review (NCR) to allow the continued operation and maintenance of a 1,523-square-foot market (Nabor's Meat Market) and a 1,440-square-foot single-family residence on a 5,100-square-foot property in the R-2 (Two Family Residence) zone. A previous NCR (NCR 85014) was issued for the facility in 1985.

**REQUIRED ENTITLEMENTS**  
**To allow the continued operation of a market and a single-family residence on the same property in the R-2 (Two Family Residence) zone**

**LOCATION/ADDRESS**  
 1158 E. 88th Place,

**SITE DESCRIPTION**  
 A 1,523-square-foot market is located on the northeastern portion of the project site, facing Hooper Avenue to the east and 88th Place to the north. A 1,440-square-foot single-family residence is located on the eastern portion of the site, facing 88th Place to the north. A 404-square-foot attached garage also takes access from 88th Place. The residence has a minimum separation from the market of 2'-6". Structures have a minimum southern side-yard setback of five feet and a zero lot-line setback to the north, east, and west. Approximately 770 square feet of landscaping is located on the project site.

<b>ACCESS</b> E. 88th Place to the north, and Hooper Ave. to the east	<b>ZONED DISTRICT</b> Firestone Park
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<b>ASSESSORS PARCEL NUMBER</b> 6043005001	<b>COMMUNITY</b> Florence-Firestone
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<b>SIZE</b> 0.12 Acres	<b>COMMUNITY STANDARDS DISTRICT</b> Florence-firestone
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	<b>EXISTING LAND USE</b>	<b>EXISTING ZONING</b>
Project Site	Market, single-family residence	R-2 (Two Family Residence)
North	Single-family and two-family residences	R-2 (Two Family Residence)
East	Single-family and two-family residences	R-2 (Two Family Residence)
South	Single-family and two-family residences	R-2 (Two Family Residence)
West	Single-family and two-family residences	R-2 (Two Family Residence)

<b>GENERAL PLAN/COMMUNITY PLAN</b> General Plan	<b>LAND USE DESIGNATION</b> 2 (Low/Medium Density Residential)	<b>MAXIMUM DENSITY</b> 12 du/acre
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**ENVIRONMENTAL DETERMINATION**  
 Class 1 Categorical Exemption-Existing Facilities

**RPC LAST MEETING ACTION SUMMARY**

<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 PERSON:</b> Tyler Montgomery		
<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) 0 (F) 0	<b>PETITIONS</b> (O) 0 (F) 0	<b>LETTERS</b> (O) 0 (F) 0

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