



Los Angeles County Department of Regional Planning
 320 West Temple Street
 Los Angeles, California 90012
 Telephone (213) 974-6435

PROJECT NUMBER 93190-(4)
NON-CONFORMING REVIEW NUMBER 200900005

PUBLIC HEARING DATE 4/5/2011	AGENDA ITEM
RPC CONSENT DATE	CONTINUE TO

APPLICANT Sharon Patapoff	OWNER Sharon Patapoff	REPRESENTATIVE None
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PROJECT DESCRIPTION
 The applicant is requesting a nonconforming review to continue the operation and maintenance of a florist and picnic supply business that has been in existence since 1941 located in the A-1-5 (Light Agriculture- 5 acre lot minimum) Zone within the Workman Mill Zoned District. There is a single-family dwelling, paved parking and various storage sheds located on the property. The hours of operation for the floral business are 7 a.m. to 5 p.m. with one employee working on-site. The picnic supply service company is seasonal and employees are only on-site to load the picnic equipment and unload at the end of the day.

REQUIRED ENTITLEMENTS
The applicant is requesting a nonconforming review to continue the operation of a florist business and picnic supply business that has been in operation since 1941 and has been allowed to operate with the approval of three previous non-conforming reviews, pursuant to Section 22.56.1550 of Title 22 of the Los Angeles County Code. There is also a single-family dwelling, paved parking and various storage sheds on the property. The project is located in the A-1-5 (Light Agriculture- 5 acre lot minimum) Zone within the Workman Mill Zoned District.

LOCATION/ADDRESS
 4747 Workman Mill Road, Whittier

SITE DESCRIPTION
 The site plan depicts two irregular-shaped parcels (8124-016-005 & 8124-016-006) at approximately 2.2 acres in size with a frontage of approximately 240-feet on the northwesterly side of Workman Mill Road and northerly of Pioneer Boulevard. There is a one-story 1,188-square-foot single-family dwelling, a 2,250-square-foot building with attached refrigeration unit used for the florist business, and various storage containers and a three car garage used for the picnic service business located on the subject property. There are 13 parking spaces, including two handicap accessible parking spaces, located on the southern portion of the property close to the access driveways, two covered parking spaces for the single-family dwelling and 26 parking spaces used for vehicles used for the picnic supply business.

ACCESS Workman Mill Road	ZONED DISTRICT Workman Mill
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ASSESSORS PARCEL NUMBER 8124016005, 8124016006	COMMUNITY North Whittier
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SIZE 2.02 Acres	COMMUNITY STANDARDS DISTRICT N/A
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	EXISTING LAND USE	EXISTING ZONING
Project Site	Florist and Picnic Service Business/ Single-family Dwelling	A-1-5 (Light Agriculture-5 acre lot minimum)
North	Industrial	City of Industry
East	Rose Hills Cemetery	A-1-5 (Light Agriculture-5 acre lot minimum)
South	Rose Hills Cemetery	A-1-5 (Light Agriculture-5 acre lot minimum)
West	Rose Hills Cemetery/ San Gabriel River (605) Freeway	A-1-5 (Light Agriculture-5 acre lot minimum)

GENERAL PLAN/COMMUNITY PLAN Countywide General Plan	LAND USE DESIGNATION Open Space	MAXIMUM DENSITY N/A
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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: Diane Aranda		
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