



Los Angeles County Department of Regional Planning
 320 West Temple Street
 Los Angeles, California 90012
 Telephone (213) 974-6433

PROJECT NUMBER 96152-(1)
NONCONFORMING REVIEW CASE NO. 200800011

PUBLIC HEARING DATE
 August 11, 2010

AGENDA ITEM

RPC DATE
 8-11-10

CONTINUE TO

APPLICANT Luis Zaragoza Ambrano	OWNER Luis Zaragoza Ambrano	REPRESENTATIVE Jesse Guardado
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PROJECT DESCRIPTION
 The Nonconforming Review ("NCR") would allow for the continued use of an existing one-story, 1,194 square feet market with no on-site parking attached to a 1,213 square feet single-family residence with a 326 square feet detached garage. The structures were originally approved as nonconforming by NR 96152, which expired on February 10, 2007. The market is located on a corner parcel in a predominantly residential neighborhood.

REQUIRED ENTITLEMENTS
 NCR: To authorize the continued use of an existing one-story, 1,194 square feet market building with no on-site parking attached to a 1,213 square feet single-family residence with a 326 square feet detached garage in the R-2 (Two-Family Residence) zone. The project is nonconforming due to use and development standards.

LOCATION/ADDRESS
 8103 Alix Avenue, Los Angeles

SITE DESCRIPTION
 The subject parcel is a rectangular shaped 0.14 acre (6,000 square feet) corner lot with an existing one-story market and attached single-family residence with a detached garage. As depicted on the site plan dated June 16, 2009, the project consist of a 1,194 square feet market located at the eastern portion of the parcel facing Alix Avenue, attached to a 1,213 square feet single-family residence in the center of the parcel with a detached 326 square feet garage. There is no on-site parking provided for the market. The property is enclosed by a three and one half feet high wrought iron fence to the north of the single-family residence, increasing in height to six feet at the security gate for the driveway to the north and then extending to the west and south.

ACCESS Alix Avenue (Market) and E. 81st Street (SFR)	ZONED DISTRICT Roosevelt Park
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ASSESSORS PARCEL NUMBER 6026-018-015	COMMUNITY Florence-Firestone
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SIZE 0.14 Gross and Net Acres (6,000 Sq. Ft.)	COMMUNITY STANDARDS DISTRICT Florence-Firestone
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	EXISTING LAND USE	EXISTING ZONING
Project Site	Market, Single-Family Residence	R-2
North	Single-Family Residences, Duplexes, Multi-Family Residence	R-2
East	Single-Family Residences, Duplexes, Multi-Family Residences	R-2
South	Single-Family Residences, Duplexes	R-2
West	Single-Family Residences, Duplexes	R-2

GENERAL PLAN/COMMUNITY PLAN Countywide General Plan	LAND USE DESIGNATION Category 2; Low-Medium Density Residential (6 to 12 du/ac)	MAXIMUM DENSITY 1 du/ac
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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:		
RPC HEARING DATE(S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING
STAFF RECOMMENDATION (PRIOR TO HEARING):		
SPEAKERS* (O) (F)	PETITIONS (O) (F)	LETTERS (O) (F)

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