

THE DEPARTMENT OF REGIONAL PLANNING
COUNTY OF LOS ANGELES

NOTICE OF PUBLIC HEARING

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

Notice is hereby given that the Regional Planning Commission will conduct a public hearing concerning this land use proposal on, **Wednesday, August 11, 2010 at 9:00 a.m.** in Room 150, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. Interested persons will be given an opportunity to testify. The hearing room will open at 8:50 a.m.

REQUEST: To authorize 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 in the R-2 (Two-Family Residence) zone. The project is nonconforming due to use and development standards.

LOCATION OF SUBJECT PROPERTY: The subject property is located at 8103 Alix Avenue in the unincorporated community of Florence-Firestone, in the Roosevelt Park Zoned District.

This case does not affect the zoning of surrounding property. If you are unable to attend the public hearing but wish to send written comments, please write to the Regional Planning Commission, ATTN: Gunnar Hand, AICP, 320 West Temple Street, Los Angeles, California 90012.

If the final decision on this proposal is challenged in court, testimony may be limited to issues raised at the public hearing or by written correspondence delivered to the Regional Planning Commission at or prior to the public hearing.

This project has been determined to be categorically exempt from reporting requirements under Class 1 – Existing Facilities of the California Environmental Quality Act.

Case materials, including the environmental documentation, are available for review between 7:30 a.m. and 5:30 p.m., Monday through Thursday (**closed on Fridays**) in the offices of the Department of Regional Planning, Hall of Records, Room 1340, 320 West Temple Street, Los Angeles, California 90012. Selected materials are also available on the Regional Planning website at <http://planning.lacounty.gov/case.htm> and at the following location beginning Tuesday, July 12, 2010:

Florence Library
1610 E. Florence Ave
Los Angeles, CA 90001 (323) 581-8028

Additional information concerning this case may be obtained by telephoning **Gunnar Hand, AICP** at (213) 974-6433 between 7:30 a.m. and 5:30 p.m., Monday through Thursday. **Our offices are closed on Fridays.** Callers from North County areas may dial (661) 272-0964 (Antelope Valley) or (661) 253-0111 (Santa Clarita) toll free and then request a connection to (213) 974-6433.

“Para autorizar el uso continuado de un existir un-historia, 1.194 pies cuadrados venden con ningún estacionamiento local conectado a un 1.213 pies cuadrados residencia unifamiliar con un 326 pies cuadrados separó garaje en la R-2 (Residencia de Dos-Familia) zona. El proyecto es inconformista debido utilizar y estándares de desarrollo.” La audiencia pública para considerar el proyecto se llevara a cabo el 11 de Agosto 2010. Si necesita mas información, o si quiere este aviso en Español, favor llamar al Departamento de Planificación al (213) 974-6443”

"ADA ACCOMMODATIONS: If you require reasonable accommodations or auxiliary aids and services such as material in alternate format or a sign language interpreter, please contact the ADA (Americans with Disabilities Act) Coordinator at (213) 974-6488 (Voice) or (213) 617-2292 (TDD), with at least three business days notice".

