



Los Angeles County Department of Regional Planning  
 320 West Temple Street, Los Angeles, California 90012  
 Telephone (213) 974-1516

**PROJECT NUMBER 97-070-(1)**  
**Conditional Use Permit No. 200800174**  
**Parking Deviation No. 201100002**

**PUBLIC HEARING DATE**  
 6/15/2011

**AGENDA ITEM**  
 TBD

**RPC CONSENT DATE**

**CONTINUE TO**

**APPLICANT**

Shakey's Pizza

**OWNER**

William Tilley

**REPRESENTATIVE**

Robert Toro

**PROJECT DESCRIPTION**

The applicant is requesting a Conditional Use Permit to authorize the continued sale of beer and wine for on-site consumption at an existing restaurant. The applicant is also requesting a reduction in parking spaces to reconfigure the existing parking facility in order to comply with the current Zoning Code parking standards.

**REQUIRED ENTITLEMENTS**

Conditional Use Permit to reauthorize the sale of beer and wine for on-site consumption at an existing restaurant; Parking Deviation for a reduction of thirteen (13) parking spaces (for a 19% total deficit in parking) in a shared parking facility.

**LOCATION/ADDRESS**

2522 East Florence Avenue, Huntington Park

**SITE DESCRIPTION**

The subject property, which consists of five rectangular parcels with a combined area of 1.1 acre, is developed with a 6,794 square foot restaurant (Shakey's Pizza Parlor), a two-story 7,899 square foot multi-tenant office/retail building, and 94 shared parking spaces. The restaurant has an occupancy load of 223 persons and requires 74 parking spaces.

**ACCESS**

East Florence Avenue

**ZONED DISTRICT**

Walnut Park

**ASSESSORS PARCEL NUMBER**

6201-004-008, 6201-004-007, 6201-004-009,  
 6201-005-015, 6201-004-026

**COMMUNITY**

Walnut Park

**SIZE**

1.1 acre

**COMMUNITY STANDARDS DISTRICT**

Walnut Park CSD

**EXISTING LAND USE**

**EXISTING ZONING**

**Project Site**

Restaurant, Office, Commercial

C-3 (Unlimited Commercial)

**North**

Commercial

City of Huntington Park

**East**

Commercial

C-3

**South**

Single- and Multi-family Residential

R-3-NR (Limited Multiple Residence –  
 Neighborhood Revitalization)

**West**

Commercial, Water Storage Tanks

C-3

**GENERAL PLAN/COMMUNITY PLAN**

Walnut Park Neighborhood Plan

**LAND USE DESIGNATION**

GC (General Commercial)

**MAXIMUM DENSITY**

N/A

**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) 0 (F) 0	PETITIONS (O) 0 (F) 0	LETTERS (O) 0 (F) 0
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\*(O) = Opponents (F) = In Favor