



Los Angeles County Department of Regional Planning  
 320 West Temple Street, Los Angeles, California 90012  
 Telephone (213) 974-6443

**PROJECT NO. R2007-02619-(1)**  
**CONDITIONAL USE PERMIT CASE NO. 200700178**  
**PARKING PERMIT CASE NO. 200700010**

RPC/HO MEETING DATE February 3, 2009	CONTINUE TO
AGENDA ITEM	
PUBLIC HEARING DATE February 3, 2009	

<b>APPLICANT</b> Rafael Martinez	<b>OWNER</b> Rafael Martinez	<b>REPRESENTATIVE</b> Carmen Martinez
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**REQUEST**  
**Conditional Use Permit:** To authorize the operation and maintenance of a banquet hall in an M-1 (Light Manufacturing) zone.  
**Parking Permit:** To authorize the maintenance of 38 off-site parking spaces, in addition to 12 on-site parking spaces, all of which are to be utilized for valet parking. Also to authorize the maintenance of 50 parking spaces for this use instead of the required 51 spaces.

<b>LOCATION/ADDRESS</b> 1117 Goodrich Boulevard, East Los Angeles <b>ACCESS</b> Goodrich Boulevard, between Verona Street and Olympic Boulevard, and via a public alley to the rear, south of Carolina Place	<b>ZONED DISTRICT</b> Eastside Unit No. 1
	<b>COMMUNITY</b> East Los Angeles
	<b>EXISTING ZONING</b> M-1 (Light Manufacturing)

<b>SIZE</b> 10,730 square feet	<b>EXISTING LAND USE</b> Vacant commercial building	<b>SHAPE</b> Rectangular	<b>TOPOGRAPHY</b> Level
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<b>SURROUNDING LAND USES &amp; ZONING</b>	
North: Church—M-1 (Light Manufacturing)	East: Warehouses—City of Commerce
South: Office building—M-1 (Light Manufacturing)	West: Single-family residences and Apartments –R-3 (Limited Multiple Residence)

GENERAL PLAN	DESIGNATION	MAXIMUM DENSITY	CONSISTENCY
East Los Angeles Community Plan	CM (Commercial/Manufacturing)	N/A	See Staff Analysis

**ENVIRONMENTAL STATUS**  
 Class 1 Categorical Exemption – Existing Facilities

**DESCRIPTION OF SITE PLAN**  
 The applicant, Rafael Martinez, is requesting a Conditional Use Permit to authorize the operation and maintenance of a banquet hall within an M-1 (Light Manufacturing) zone, located at 1117 Goodrich Boulevard in East Los Angeles. The banquet hall would occupy approximately 2,247 square feet of the first floor of an existing commercial building, with a maximum occupancy of 152 persons. No food will be prepared on site, and no alcohol will be served on site, although food may be served and live music may be performed. Valets would take possession of all cars from the public alley at the rear of the building. Twelve (12) parking spaces will be provided on site, eight (8) parking spaces on a leased lot at 1125 Goodrich Boulevard, and 30 parking spaces on a leased lot at 1001 Goodrich Boulevard.

**KEY ISSUES**

- Satisfaction of Section 22.56.040 of Title 22 of the Los Angeles County Code Conditional Use Permit Burden of Proof requirements.

**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