



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

PROJECT NUMBER R2007-03014-(2)
NON-CONFORMING REVIEW PERMIT NO 200900015

PUBLIC HEARING DATE
5/11/2011

AGENDA ITEM

RPC CONSENT DATE

CONTINUE TO

APPLICANT Emil Hug Trustee	OWNER Cardon Family Trust & Hug Family Trust	REPRESENTATIVE Will Nieves
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PROJECT DESCRIPTION
 The project includes the continued use of a mixed use development, which includes a market, various other retail uses and three apartment units in the combined C-3 (unlimited Commercial)/R-1 (Single Family Residential) Zones.

REQUIRED ENTITLEMENTS
 The applicant is requesting a Non-Conforming Review to allow for the continued use of a mixed use development, which includes a market, various retail uses and three apartment units in the combined C-3 (unlimited Commercial)/R-1 (Single Family Residential) Zones.

LOCATION/ADDRESS
13763 Inglewood Avenue

SITE DESCRIPTION
 The site plan depicts an existing two story 10, 219 sq ft building with retail/commercial on the ground floor and three one-bedroom apartment units on the second floor. A 32 space parking lot is depicted on the southern and north property boundaries, which includes six enclosed single-car garages for the apartment units.

ACCESS Via Inglewood Avenue and 138th Street	ZONED DISTRICT Del Aire
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ASSESSORS PARCEL NUMBER 4147-010-018, 035, 036 and 038	COMMUNITY Del Aire
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SIZE 0.74 Acres	COMMUNITY STANDARDS DISTRICT N/A
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	EXISTING LAND USE	EXISTING ZONING
Project Site	Market/Retail and three apartment units	C-3 (unlimited Commercial)/R-1(Single Family Residential)
North	Commercial and single/multi-family homes	C-3 (unlimited Commercial)/R-1 (Single Family Residential)
East	Commercial and single-family homes	City of Hawthorne
South	Commercial and single/multi-family homes	C-3 (unlimited Commercial)/R-1 (Single Family Residential)
West	Single-family homes	R-1 (Single Family Residential)

GENERAL PLAN/COMMUNITY PLAN LA County General Plan	LAND USE DESIGNATION Category 3 - Medium Density Residential (12 to 22 du/ac)	MAXIMUM DENSITY
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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: Anita Gutierrez		
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