



Los Angeles County Department of Regional Planning  
 320 West Temple Street  
 Los Angeles, California 90012  
 Telephone (213) 974-6435

**PROJECT NUMBER R2008-00700 (2)**  
**VARIANCE CASE NO 200800016**  
**PARKING PERMIT NUMBER 200800004**

**PUBLIC HEARING DATE**  
 March 10, 2010

**AGENDA ITEM**

**RPC CONSENT DATE**

**CONTINUE TO**

<b>APPLICANT</b> WORLD OIL MARKETING COMPANY	<b>OWNER</b> RIBOST LAND CO.	<b>REPRESENTATIVE</b> RamCam Engineering
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**ENTITLEMENT REQUEST**  
 The applicant requests a variance and a minor parking deviation to modify the community standards district requirements and provide less parking than required in order to construct a multi-tenant retail mini-mall.

**PROJECT DESCRIPTION**  
 The project consists of the construction of a new retail mini-mall with five suites. The building coverage is 5,193 square-feet or 30 percent of the floor area ratio and landscaping ratio is 12.4 percent. The applicant provides 13 on-site and five off-site parking stalls for a total of 18 parking stalls while a minimum of 21 and a maximum of 28 (to include one take-out store) parking spaces are required.

**LOCATION/ADDRESS**  
 1935 E. Florence Avenue

**SITE DESCRIPTION**  
 The site is 14,250 square-feet of flat, vacant lot. It consists of two separate lots (parcel 3 and 4).

<b>ACCESS</b> Florence Avenue	<b>ZONED DISTRICT</b> Gage Holmes
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<b>ASSESSORS PARCEL NUMBER</b> 60090400003 and 6009040004	<b>COMMUNITY</b> Florence
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<b>SIZE</b> .32 Acres	<b>COMMUNITY STANDARDS DISTRICT</b> Florence - Firestone
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	<b>EXISTING LAND USE</b>	<b>EXISTING ZONING</b>
Project Site	Vacant Lot	C-3 (Unlimited Commercial)
North	Residential	R-4 (Unlimited Residence)
East	Beauty Shop	C-3 (Unlimited Commercial)
South	Los Angeles Unified School District	C-3 (Unlimited Commercial)
West	Gas Station	C-3 (Unlimited Commercial)

<b>GENERAL PLAN</b> Countywide	<b>DESIGNATION</b> C- Major Commercial	<b>MAXIMUM DENSITY</b>
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**ENVIRONMENTAL DETERMINATION**  
[Class 3 Categorical Exemption – New Construction or Conversion of Small Structures](#)

**RPC LAST MEETING ACTION SUMMARY**

<b>LAST RPC MEETING DATE</b>	<b>RPC ACTION</b>	<b>NEEDED FOR NEXT MEETING</b>
<b>MEMBERS VOTING AYE</b>	<b>MEMBERS VOTING NO</b>	<b>MEMBERS ABSTAINING/ABSENT</b>

**TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS**

<b>STAFF CONTACT PERSON:</b>		
<b>RPC HEARING DATE(S)</b>	<b>RPC ACTION DATE</b>	<b>RPC RECOMMENDATION</b>
<b>MEMBERS VOTING AYE</b>	<b>MEMBERS VOTING NO</b>	<b>MEMBERS ABSTAINING</b>
<b>STAFF RECOMMENDATION (PRIOR TO HEARING):</b>		
<b>SPEAKERS*</b> (O) (F)	<b>PETITIONS</b> (O) (F)	<b>LETTERS</b> (O) (F)

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