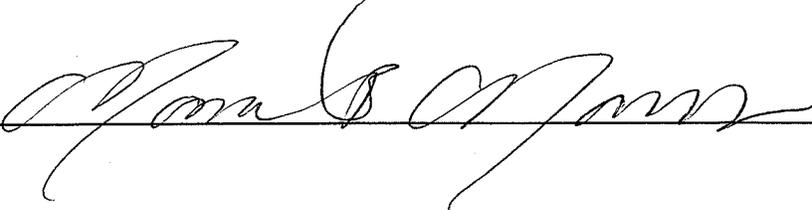


Hearing Officer Transmittal Checklist

Hearing Date January 18, 2011
Agenda Item Number 5

Project Number: R2009-01221 – (1)
Case(s): NONCONFORMING REVIEW 200900006
Contact Person: Jeantine Nazar

Included	NA/None	Document
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Factual
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Property Location Map
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Staff Report
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Draft Findings
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Draft Conditions
<input type="checkbox"/>	<input type="checkbox"/>	DPW Letter
<input checked="" type="checkbox"/>	<input type="checkbox"/>	FD Letter
<input type="checkbox"/>	<input type="checkbox"/>	Other Department's Letter(s)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Burden Of Proof Statement(s)
<input type="checkbox"/>	<input type="checkbox"/>	Environmental Documentation (IS, MMP, EIR)
<input type="checkbox"/>	<input type="checkbox"/>	Opponent And Proponent Letters
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Photographs
<input type="checkbox"/>	<input type="checkbox"/>	Resolution (ZC Or PA)
<input type="checkbox"/>	<input type="checkbox"/>	Ordinance with 8.5 X 11 Map (ZC Or PA)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Aerial (Ortho/Oblique) Image(s)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Land Use Radius Map
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Site Plan And Elevations
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other

Reviewed By: 



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

PROJECT NUMBER R 2009-01221
Non-Conforming Review RNCR 200900006

PUBLIC HEARING DATE
 1/18/2011

AGENDA ITEM
 5

RPC CONSENT DATE

CONTINUE TO

APPLICANT

Haydy Trevino

OWNER

Haydy Trevino

REPRESENTATIVE

None

PROJECT DESCRIPTION

Nonconforming review to authorize the continued operation of a mini-market in the R-2 zone. Pursuant to Section 22.56.1500 Title 22 of Los Angeles County Code, a nonconforming review is necessary to allow the use to continue in its current standing.

REQUIRED ENTITLEMENTS

The applicant requests a nonconforming review for the continued operation of a 1,748 square-foot community mini-market in the R-2 (Two-Family Residence) Zone

LOCATION/ADDRESS

501 S. Fetterly Ave. LA CA 90022

SITE DESCRIPTION

The site plan depicts a 2,575 square-foot lot containing a 1,748 square-foot mini-market. The main access to the market is via Fetterly Avenue.

ACCESS

Fetterly Avenue

ZONED DISTRICT

Eastside Unit No. 4

ASSESSORS PARCEL NUMBER

5248-017-041

COMMUNITY

East Los Angeles

SIZE

0.059 Acres

COMMUNITY STANDARDS DISTRICT

East Los Angeles

EXISTING LAND USE

EXISTING ZONING

Project Site

Market

R-2 (Two-Family Residence)

North

Residential

R-2 (Two-Family Residence)

East

Residential

R-2 (Two-Family Residence)

South

Residential

R-2 (Two-Family Residence)

West

Residential

R-2 (Two-Family Residence)

GENERAL PLAN/COMMUNITY PLAN

EAST LOS ANGELES

LAND USE DESIGNATION

LMD-(Low/Medium-Density Residential)

MAXIMUM DENSITY

17 Dwelling Units / Acre

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: Jeantine Nazar

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

Project Site

Eagle St

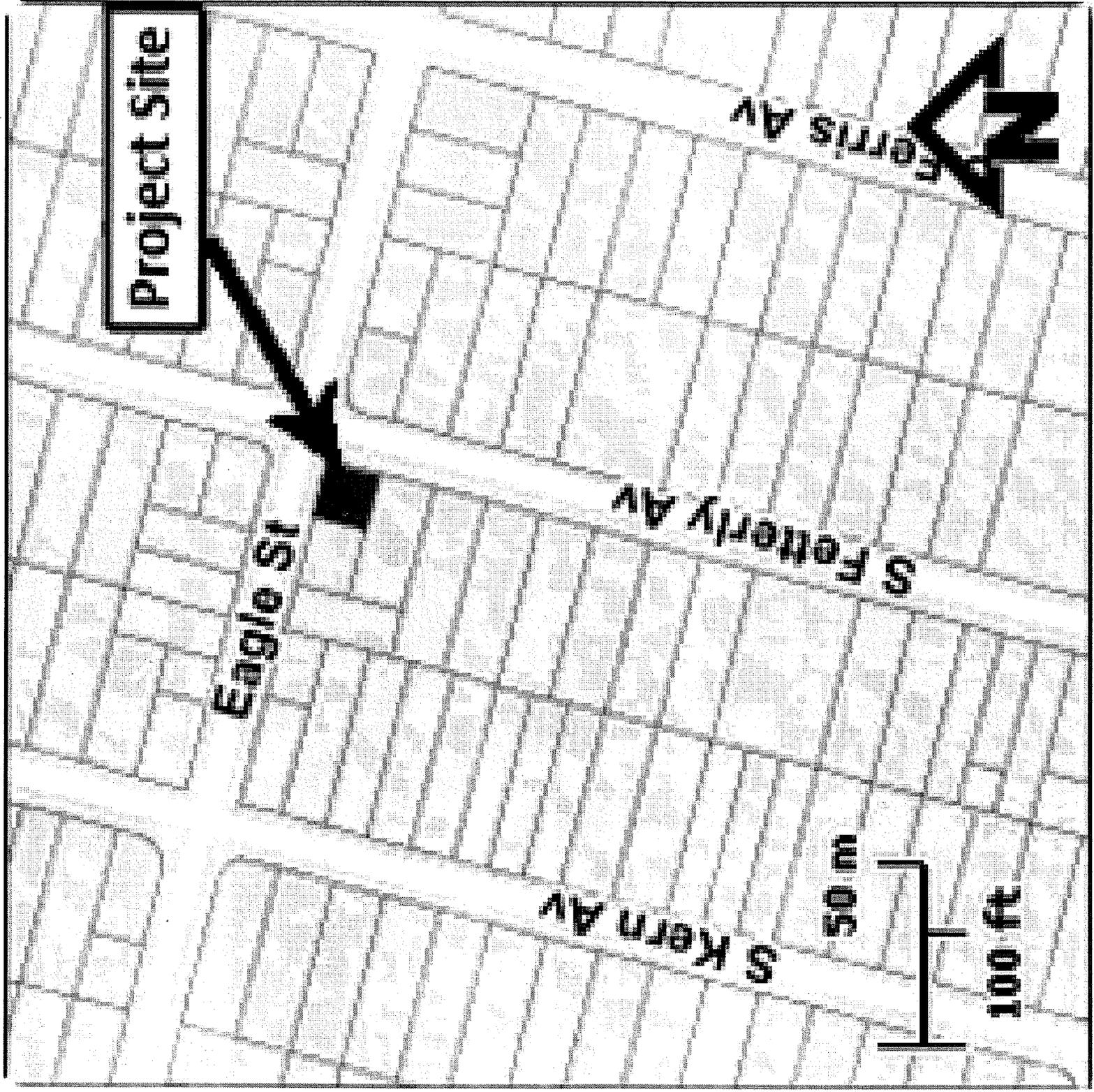
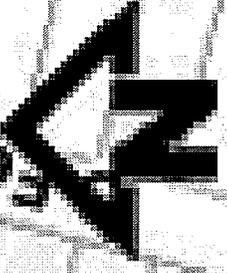
S FORTY AV

S FORTS AV

S KERN AV

50 m

100 ft



STAFF ANALYSIS
PROJECT NUMBER R2009-01221 – (1)
NONCONFORMING REVIEW 200900006

ENTITLEMENT REQUEST

Pursuant to Section 22.56.1500 Title 22 of Los Angeles County Code, a nonconforming review is necessary after the amortization period terminates to allow a use to continue in its current standing. The applicant is requesting a nonconforming review to authorize the continued operation of a neighborhood market in the R-2 (Two-Family Residence) zone.

PROJECT DESCRIPTION

The applicant requests a nonconforming review (“NCR”) due to use and standards for the continued operation of a legally established 1,748 square-foot community market in the R-2 zone.

APPLICABLE REGULATION

As per the Code Section 22.56.1510 “A nonconforming use or a building or structure nonconforming due to use and/or standards may be continuously maintained provided there is no alteration, enlargement or addition to any building or structure, no increase in occupant load; nor any enlargement of area, space or volume occupied by or devoted to such use, except as otherwise provided in Title 22.”

Section 22.56.1540.B.i.B identifies the termination of a nonconforming structure due to use or standards for a Type IV and Type V building used as a store 25 years after the use became nonconforming.

The subject property was built between 1925 and 1930. The site was zoned C-1 in 1942 and the market was an allowed use at that time. Subsequently, the property was re-zoned in 1988 to zone R-2 (Two-Family Residence), and the use became nonconforming. The nonconforming status of the existing use terminates in 2013 or 25 years after establishing the nonconforming status.

LOCATION

The project is located at 501 S Fetterly Avenue, at the corner of Eagle Street in East Los Angeles within the Eastside Unit No. 4 Zoned District and in the East Los Angeles Community Standards District (“CSD”).

EXISTING ZONING

Subject Property

The subject property is zoned R-2 (Two-Family Residence).

Surrounding Properties

Property to the north, south, east and west is zoned R-2 (Two-Family Residence).

EXISTING LAND USES

The subject property is bounded by residences on all sides consisting of single-family residences to the north and south, a duplex to the immediate east and a triplex to the west. Two other community markets exist within a 500 and a 1000-foot radius. In addition, David Wark Griffith Junior High School (Grade 6-8) and James Garfield Senior High School (Grade 9-12) and a church are within a 1000-foot radius of the subject property.

SITE PLAN DESCRIPTION

The lot is approximately 2,575 square feet (50 x 51.5) in size, square in shape and of level topography. The site is located at the intersection of South Eagle Street and Fetterly Avenue. The main entrance for pedestrian access to the site is via Fetterly Avenue. There are two other exit gates, one on Eagle Street reserved for trash removal and the other on Fetterly; neither is for public use. There are no parking spaces available on the site and customers park on the street. As per the owner, most customers walk to the store. There is a shed and a trash container on the west side and a water machine, and a telephone booth on the east side of the property facing Fetterly Avenue.

ENVIRONMENTAL DETERMINATION

The Department of Regional Planning has determined that a Categorical Exemption, Class 1 – Existing Facilities, is the appropriate environmental documentation under California Environmental Quality Act (CEQA) reporting guidelines.

LEGAL NOTIFICATION AND PUBLIC OUTREACH

Pursuant to the provisions of Section 22.60.174 of the County Code, the Notice of Public Hearing was advertised in "East Los Angeles Tribune" on December 16, 2010 and in "La Opinion" on December 14, 2010. A total of 126 public hearing notices regarding the subject application were mailed out to the owners of properties located within a 500-foot radius on December 9, 2010. Three notices were sent to the local community groups and residents on the Zoned District courtesy list.

Case information materials, including the Notice of Public Hearing and Factual Sheet were sent to the East Los Angeles Library at 4837 E 3rd Street Los Angeles, Calif. 90022. The same information was posted on the Department of Regional Planning's website.

Pursuant to Code Section 22.60.175 of the County Code, the applicant must post the public hearing notice on the property no less than 30 days prior to the public hearing date. Staff has not received photos and the Certificate of Posting from the applicant stating that the Notice of Public Hearing was posted.

PREVIOUS CASES/ZONING HISTORY

Staff was unable to find any Regional Planning permits on the subject property. The Description Blanks show the store structure of 1,748 square-feet (38'x46'). The use type is identified as a store. There has not been any alteration or modification to the original plan. Electrical and plumbing permits are in the Building and Safety records, however, staff was unable to find any sign permits.

The zoning enforcement planner sent a letter on April 15, 2009 requesting that the operator file an application for a non-conforming review. There are no other enforcement complaints in the record.

San Antonio's Meat Market's Public Health license expires on June 30, 2011 and the business license on December 31, 2010.

East Los Angeles Community Standards District ("CSD")

The community standards district is established to provide a means of implementing special development standards contained in the East Los Angeles Community Plan. The existing structure was built prior to the establishment of the CSD. The market does, however, conform to some of the development standards of the East Los Angeles CSD and the R-2 zone.

Fences. Notwithstanding the general limitation in Section 22.48.160 concerning the height of fences in required front and corner side yards of residential zones, the following shall apply to fences over three and one-half feet in height:

If site plans are submitted to and approved by the Planning Director pursuant to Section 22.56.1660, wrought iron style fences which do not exceed a height of six feet may be erected. The planning director may impose such conditions on the fence design as are appropriate to assure public safety, community welfare, and compatibility with the adopted policies of the East Los Angeles Community Plan.

Those portions of fences more than three and one-half feet high must be substantially open, except for pillars used in conjunction with wrought iron style fences, and shall not cause a significant visual obstruction. No slats or other view-obscuring materials may be inserted into or affixed to such fences.

The subject property is surrounded by a 6-foot wooden fence to the west and a masonry wall to the south that varies in height from 3-1/2 to 6-feet. There is a portion of the fence that is separated by plywood. Staff recommends that the existing wooden fence be continued to replace the black plywood.

Signage.

-One freestanding sign shall be permitted where one of the following findings can be made:

-Subject building is at least 35 feet from the front property line.

-Subject building has more than two tenants and the secondary tenants have no street

frontage.

-Adjacent buildings are within 10 feet of the front property line and the subject building is at least 10 feet behind either of the adjacent buildings.

-Sign areas shall comply with the following requirements:

-The total permitted sign area of all signs on a building or site is 10 percent of the building face (not to exceed 240 square feet).

-Building face area is the height of the building (not including the parapet) multiplied by its frontage.

Staff recommends that the applicant provide a sign plan complying with the required standards. One sign shall be permitted on each frontage, for a total of two signs.

East Los Angeles Community Plan

The subject property is designated as Low-Medium Density Residential (LMD) within the East Los Angeles Community Plan. As per the plan on page 6 "...LMD designation are predominantly single-family housing, duplex and townhouse development on moderately sized lots with some low-rise garden apartments on consolidated lots. The maximum density is 17 dwelling units per net acre. This equates to about two homes or a duplex on each 5,000 square-feet of lot area." The maximum building height is 35-feet".

A policy of the Plan indicates that "...existing neighborhood oriented ("mom and pop") stores that fill a neighborhood need and are compatible within surrounding uses..." are acceptable in residential areas.

Zoning Ordinance and Development Standards Compliance

The existing market was lawfully established in or around 1925, at the time complying with the applicable zoning requirements. The zone was changed to R-2 (Two-Family Residence) in 1988. The subject property is in compliance with the applicable R-2 zone standards in terms of the height but does not comply with setbacks, parking or landscaping.

Development Standards/Neighborhood Impact/Land Use Compatibility

The existing market is nonconforming due to use and standards. A nonconforming structure shall be compatible with the neighborhood, provide a need for the residents in the area, and not have adverse impact on the neighborhood. The subject market fulfills a need for the residents, schools and churches within the neighborhood. Most customers walk to the store and there is a loading area reserved for trucks to serve the market. However, the market has adverse visual impact in terms of signs, buffering, outside storage and design compatibility.

Burden of Proof

The applicant is required to substantiate all facts identified by Section 22.56.1550 of the Los Angeles County Code the following facts:

- A. That the requested use at the location proposed will not:
1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
 2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
 3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

The proposed use provides a public convenience by offering food and merchandise for local residents, schools and churches in the neighborhood. The facility does not generate significant traffic and noise. The continuation of the existing structure and use on the subject property does not adversely affect the health, peace or welfare of persons residing or working in the surrounding area. The market is frequently used and there are no known violations or complaints regarding the subject store.

- B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking, and loading facilities, landscaping and other development features prescribed in this Ordinance, or as is, otherwise required in order to integrate said use with the uses in surrounding area.

The existing building was built in 1925 and it has been operated as a store for over 80 years. The applicant may enhance the appearance of the store front as well as provide adequate buffering with residential area in order to better integrate said use in the residential area.

- C. That the proposed site is adequately served:
1. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and
 2. By other public or private service facilities as are required.

The subject property is located at the intersection of Fetterly Avenue and Eagle Street. The pedestrian access is from Fetterly. The traffic impact on the neighborhood is minimal considering that the market serves the immediate neighborhood and most customers walk to the store. There is a loading area reserved for trucks on Fetterly Avenue.

- D. That the nature of the improvement is such that to require cessation of use would impair the property rights of any person to such an extent as to be an unconstitutional taking of property.

- E. That such adjustment will not be materially detrimental to the public health, safety or general welfare, or to the use, enjoyment or valuation of property of other persons located in the vicinity.

The existing market serves the nearby residential area, schools and churches within a 1000-foot radius.

The Burden of Proof with the applicant's responses is attached to this report.

SITE VISIT

Staff visited the site on December 20th 2010 and attached are photos showing the interior and exterior features. The market is a convenience store selling a variety of merchandise such as fresh meat, school supplies and non-alcoholic drinks. A surveillance camera is mounted inside the store and records are kept for 30 days. There is a Glacier water machine on the premises off Fetterly Avenue and a pay phone on the sidewalk for which the applicant receives allowances. Three employees work in shifts from 7:00 am to 9:00 pm Monday through Saturdays and from 8:00 am to 8:00 pm on Sundays. The current owner purchased the property in 1999 and has been leasing the store.

The main entrance door for customers is on Fetterly and there are two other exit doors for staff only on the east and west portion opening to the setback areas. The loading zone is by the front entrance with a yellow curb reserved for loading. There is a total of four to six deliveries per week. There is a bathroom inside the store but it is not for customer use. There are several outdoor lights on Fetterly. Staff included a condition regarding lighting to assure the adjacent properties and activities are not disturbed. There is no parking or landscaping on the premises.

The market has two side yard setback areas of 8-feet and 5-feet that are used to store the merchandise. The trash enclosure is also within the west setback area next to the gate that opens on Eagle Street. Staff noticed that empty cartons and empty bottles are trashed in the setback area. Also, non-alcoholic beverages are stored in both east and west setback area. Staff recommends that the beverages stored at front area be removed to the back and that the setback areas remain free of trash. Staff noticed graffiti on the wall and the fence on Eagle Street. Staff also included a draft condition to address this.

Los Angeles Unified School District is at two locations on 4th and 6th Street, two churches on Fetterly and Ferris are within a 1000-foot radius from the subject property. Two other community markets located on the corner of Eagle Street and Kern and at 4754 6th street (Tom's Market) exist within a 500 and a 1000-foot radius. Both markets sell alcohol beverages. The owner believes that since the subject store is not selling alcoholic beverages, it provides a safer environment. During the site visit staff noticed many customers visiting the store from within walking distance.

COMMENTS FROM OTHER AGENCIES

Fire Department

Staff received a letter dated October 28, 2009 from the Fire Department stating the project is cleared for public hearing and that the applicant shall file additional forms to determine the fire flow, water requirement and fire hydrant availability. Staff included a condition to this effect.

PUBLIC COMMENTS

Staff has not received any comments regarding this project.

FEES/DEPOSITS

If approved, fees identified in the attached project conditions will apply unless modified by the Hearing Officer.

STAFF EVALUATION

The original building was built in 1925 as a store and has been in operation for over 80 years. The market is a legally nonconforming use that serves the need of the neighborhood. It offers a variety of goods and supplies to the residents at a walking distance. There have not been any major violations on the site. The store does not sell alcohol.

Staff proposes that adjustments be made to ensure the façades on Fetterly and Eagle are integrated within the residential area in terms of signage, color and landscaping. Outside storage and trash items shall be removed. The west side plywood shall be replaced with wooden fencing to provide adequate buffering with residential area. Applicant shall obtain permit for signs from Building and Safety after the Regional Planning approval, if needed.

STAFF RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

Staff recommends Approval of nonconforming review 200900006 subject to the attached draft conditions.

Prepared by Jeantine Nazar, RPA II, Zoning Permits East Section
Reviewed by Maria Masis, Supervising Regional Planner,

1/5/2011

MM:JN

**FINDINGS AND ORDER OF THE HEARING OFFICER
COUNTY OF LOS ANGELES**

**PROJECT NUMBER R2009-01221 – (1)
NON CONFORMING REVIEW - 200900006**

REQUEST:

The applicant is requesting a nonconforming review (“NCR”) due to use and standards for the continued operation of a legally established community market in the R-2 – Two Family Residence located at 501 S Fetterly Avenue within the unincorporated Community of East Los Angeles.

Hearing Date: January 18, 2011

PROCEEDINGS BEFORE THE HEARING OFFICER:

Findings

1. The applicant is requesting a nonconforming review to allow continued operation and maintenance of a 1,748 square-foot community market located at 501 S Fetterly Avenue within the East Side Unit No. 4 Zoned District and in the East Los Angeles Community Standards District.
2. As per the Code Section 22.56.1510 “A nonconforming use or a building or structure nonconforming due to use and/or standards may be continuously maintained provided there is no alteration, enlargement or addition to any building or structure, no increase in occupant load; nor any enlargement of area, space or volume occupied by or devoted to such use, except as otherwise provided in Title 22.” Section 22.56.1540.B.i.B identifies the termination of a nonconforming structure due to use or standards for a Type IV and Type V building used as a store 25 years after the use became nonconforming.
3. The subject property was legally built between 1925 and 1930 prior to the inception of current zoning restrictions prohibiting commercial uses in residential zones. The site was zoned C-1 in 1942 and the market was an allowed use at that time. Subsequently, the property was re-zoned in 1988 to an R-2 (Two-Family Residence) zone, and the use became nonconforming. The nonconforming status of the existing use terminates in 2013 or 25 years after establishing its nonconforming status.
4. Property to the north, south, east and west is zoned R-2 (Two-Family Residence).
5. The subject property is bounded by residences on all sides consisting of single-family residences to the north and south, a duplex to the immediate east and a triplex to the west. Two other community markets exist within a 500 and a 1000-foot radius. In addition, two schools and a church are within a 1000-foot radius of the subject property.

6. The lot is approximately 2,575 square feet (50 x 51.5) in size, square in shape and of level topography. The site is located at the intersection of South Eagle Street and Fetterly Avenue. The main entrance for pedestrian access to the site is via Fetterly Avenue. There are two other exit gates, one on Eagle Street reserved for trash removal and the other on Fetterly; neither is for public use. There are no parking spaces available on the site and customers park on the street. As per the owner, most customers walk to the store. There is a shed and a trash container on the west side and a water machine, and a telephone booth on the east side of the property facing Fetterly Avenue.
7. The Department of Regional Planning has determined that a Categorical Exemption, Class 1 – Existing Facilities, is the appropriate environmental documentation under California Environmental Quality Act (CEQA) reporting guidelines.
8. Pursuant to the provisions of Section 22.60.174 of the County Code, the Notice of Public Hearing was advertised in “East Los Angeles Tribune” on December 16, 2010 and in “La Opinion” on December 14, 2010. A total of 126 public hearing notices regarding the subject application were mailed out to the owners of properties located within a 500-foot radius on December 9, 2010. Three notices were sent to the local community groups and residents on the Zoned District courtesy list.

Case information materials, including the Notice of Public Hearing and Factual Sheet were sent to the East Los Angeles Library at 4837 E 3rd Street Los Angeles, Calif. 90022. The same information was posted on the Department of Regional Planning’s website.

Pursuant to Code Section 22.60.175 of the County Code, the applicant must post the public hearing notice on the property no less than 30 days prior to the public hearing date. Staff has not received photos and the Certificate of Posting from the applicant stating that the Notice of Public Hearing was posted.

9. The Description Blanks show the store structure of 1,748 square-feet (38’x46’). The use type is identified as a store. There has not been any alteration or modification to the original plan.
10. San Antonio’s Meat Market’s Public Health license expires on June 30, 2011 and the business license on December 31, 2010.
11. The existing structure was built prior to the establishment of the CSD. The market does, however, conform to some of the development standards of the East Los Angeles CSD and the R-2 zone.
12. The subject property is surrounded by a 6-foot wooden fence to the west and a masonry wall to the south that varies in height from 3-1/2 to 6-feet. There is a portion

of the fence that is separated by a plywood. The Hearing Officer finds that the existing wooden fence should be continued to replace the plywood.

13. The Hearing Officer finds that the applicant shall provide a sign plan complying with the required sign standards. One sign shall be permitted for each street frontage, for a total of two signs.
14. The subject property is designated as Low-Medium Density Residential (LMD) within the East Los Angeles Community Plan. As per the plan on page 6 "...LMD designation are predominantly single-family housing, duplex and townhouse development on moderately sized lots with some low-rise garden apartments on consolidated lots. The maximum density is 17 dwelling units per net acre. This equates to about two homes or a duplex on each 5,000 square-feet of lot area." The maximum building height is 35-feet.
15. The East Los Angeles Community Plan encourages existing neighborhood oriented ("mom and pop") stores that fill a neighborhood need and are compatible within surrounding uses, such as the subject market.
16. A nonconforming structure shall be compatible with the neighborhood, provide a need for the residents in the area, and not have adverse impact on the neighborhood. The subject market provides the need for the residents, schools and churches within the neighborhood. Most customers walk to the store and there is a loading area reserved for trucks to serve the market. However, the market currently has adverse visual impact in terms of signs, buffering, outside storage and design compatibility.
17. The proposed use provides a public convenience by offering food and merchandise for local residents, schools and churches in the neighborhood. The facility does not generate significant traffic and noise. The continuation of the existing structure and use on the subject property does not adversely affect the health, peace or welfare of persons residing or working in the surrounding area. The market is frequently used and there are no known violations or complaints regarding the subject store.
18. The existing building was built in 1925 and it has been operated as a store for over 80 years. The applicant may enhance the appearance of the store front as well as provide adequate buffering with residential area in order to integrate said use in the residential area.
19. The subject property is located at the intersection of Fetterly Avenue and Eagle Street. The pedestrian access is from Fetterly. The traffic impact on the neighborhood is minimal considering that the market serves the immediate neighborhood and most customers walk to the store. There is a loading area reserved for trucks on Fetterly Avenue.

20. The existing market serves the nearby residential area, schools and churches within a 1000-foot radius. The market offers a variety of goods and supplies to the residents at a walking distance. There have not been any major violations on the site. The store does not sell alcohol.
21. Staff visited the site on December 20th, 2010 and made the following findings: The market is a convenience store selling a variety of merchandise such as fresh meat, school supplies and non-alcoholic drinks. A surveillance camera is mounted inside the store and records are kept for 30 days. There is a Glacier water machine on the premises off Fetterly Avenue and a pay phone on the sidewalk for which the applicant receives allowances. Three employees work in shifts from 7:00 am to 9:00 pm Monday through Saturdays and from 8:00 am to 8:00 pm on Sundays. The current owner purchased the property in 1999 and has been leasing the store.

The main entrance door for customers is on Fetterly and there are two other exit doors for staff only on the east and west portion opening to the setback areas. The loading zone is by the front entrance with yellow curb line reserved for loading. There are a total of four to six deliveries per week. There is a bathroom inside the store but it is not for customer use. There are several outdoor lights on Fetterly. Staff included a condition regarding lighting to assure the adjacent properties and activities are not disturbed. There is no parking or landscaping on the premises.

The market has two side yard setback areas of 8-feet and 5-feet that are used to store the merchandise. The trash enclosure is also within the west setback area next to the gate that opens on Eagle Street. Staff noticed that empty cartons and empty bottles are trashed in the setback area. Also, non-alcoholic beverages are stored in both east and west setback area. Staff recommends that the beverages stored at front area be removed to the back and that the setback areas remain free of trash. Staff noticed graffiti on the wall and the fence on Eagle Street. Staff also included a draft condition to address this.

Los Angeles Unified School District is at two locations on 4th and 6th Street, two churches on Fetterly and Ferris are within a 1000-foot radius from the subject property. Two other community markets located on the corner of Eagle Street and Kern and at 4754 6th street (Tom's Market) exist within a 500 and a 1000-foot radius. Both markets sell alcoholic beverages. The owner believes that since the subject store is not selling alcoholic beverages, it provides a safer environment. During the site visit staff noticed many customers visiting the store from within walking distance.

22. Staff received a letter dated October 28, 2009 from the Fire Department stating the project is cleared for public hearing and that the applicant shall file additional forms to determine the fire flow, water requirement and fire hydrant availability.

23. The Hearing Officer finds that adjustments need to be made to ensure the façades on Fetterly and Eagle are integrated within the residential area in terms of signage, color, fencing and landscaping.
24. Outside storage is provided on Fetterly Avenue behind the wrought iron fence.
25. There are currently no sign permits.
26. Staff has not received any opposition letters in regards to this project.
27. To assure continued compatibility between the use of the subject property allowed by this grant and surrounding land uses, the Hearing Officer determines that it is necessary to limit the term of the grant to 20 years.
28. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits East Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES:

1. That to require cessation of such use, building or structure would impair the property rights of any person to such an extent as to be an unconstitutional taking of property; and/or
2. That such use, building or structure does not now and will not during the extension period requested:
 - a. Adversely affect the health, peace or welfare of persons residing or working in the surrounding area, or
 - b. Be materially detrimental to the use, enjoyment or valuation of the property of other persons located in the vicinity of the site, or
 - c. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

AND, THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings and burden of proof for a non-conforming review as set forth in Section 22.56.1550 of the Los Angeles County Code.

1. The Hearing Officer has considered the Categorical Exemption for this project and certifies that it is consistent with the finding by the State Secretary for

Resources or by local guidelines that this class of projects does not have a significant effect on the environment.

2. In view of the findings of fact and conclusions presented above, NonConforming Review No. 200900006 – (1) is APPROVED, subject to the attached draft conditions.

c: Commission Services, Zoning Enforcement, Building and Safety

MM: JN

This grant authorizes the continued operation of a market located at 501 S Fetterly Avenue, as depicted on the approved Exhibit "A" and subject to all of the following conditions of approval:

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of, and agree to accept, all of the conditions of this grant and that the conditions of the grant have been recorded as required by Condition No. 6, and until all required monies have been paid pursuant to Condition No. 9. Notwithstanding the foregoing, this condition (No. 2), and Conditions No. 3 [indemnification], 4 [litigation deposit], and 8 [expiration date] shall be effective immediately upon final approval of this grant by the County.
3. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall cooperate reasonably in the defense. If the County fails to promptly notify the permittee of any claim, action or proceeding, or if the County fails to cooperate fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
4. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay the Department of Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the Department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
 - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the permittee according to Los Angeles County Code Section 2.170.010.

5. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
6. Prior to the use of this grant, the property owner or permittee shall **record the terms and conditions** of the grant in the office of the County Recorder. In addition, upon any transfer or lease of the property during the term of this grant, the property owner or permittee shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
7. **This grant will terminate on January 18, 2031.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. At least six (6) months prior to the expiration of this permit and in the event that the permittee intends to continue operations after such date, a new nonconforming review application shall be filed with the Department of Regional Planning. The application shall be a request for continuance of the use permitted under this grant.
8. This grant shall expire unless used within two years from the date of final approval by the County. The date of final approval is the date of the approval action plus any applicable appeal period. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. The permittee shall deposit with the County of Los Angeles the sum of **\$2,000.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The deposit provides for **ten (10) biennial (one every other year)** inspections. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse the Department of Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the approved

site plan on file. The amount charged for additional inspections shall be \$200.00 per inspection, or the current recovery cost, whichever is greater.

10. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or a hearing officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance.
11. The permittee shall contact the Fire Prevention Bureau of the Los Angeles County Fire Department and provide evidence to Los Angeles County Fire Department that the existing public hydrant(s) and available flow rate and water requirements meet the current Fire Department requirements, or as otherwise required by said Department.
12. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless otherwise set forth in these conditions or shown on the approved plans.
13. All structures shall conform to the requirements of the Division of Building and Safety and Department of Public Works.
14. All structures, walls and fences open to public view shall remain free of extraneous markings, drawings or signage that was not approved by the Department of Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises.
15. In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.
16. The subject property shall be developed and maintained in substantial compliance with the plans marked Exhibit "A." If changes to the site plan are required as a result of instruction given at the public hearing, a Revised Exhibit "A" shall be submitted to the Department of Regional Planning within sixty (60) days of the date of approval for the conditional use permit.
17. The permittee shall provide a sign plan in conformance with the Title 22 requirements and make adjustments to ensure the facades on Fetterly and Eagle are integrated in terms of signage, color and landscaping.

18. The permittee shall maintain all landscaping on the subject property in a neat, clean and healthful condition, including proper pruning, weeding, removal of litter, fertilizing and replacement of plants when necessary.
19. The subject facility shall be developed and maintained in accordance with requirements of Los Angeles County Department of public Health. Adequate water and sewage disposal facilities shall be provided to the satisfaction of said Department;
20. The operation of the facility is further subject to all of the following conditions:
 - a. The hours of operation shall be limited to 7:00 am to 9:00 pm Monday through Saturday and from 8:00 am to 8:00 pm on Sundays;
 - b. The permittee shall not sell alcohol beverages in the subject market;
 - c. No uncovered outside storage is allowed on Fetterly Avenue;
 - d. The plywood on the east side separating the store from the residential area shall be replaced by a wooden fence similar to the existing fence on the subject property;
 - e. No display is permitted in the public right-of-way;
 - f. Trash pick-up before 7:00 a.m. and after 6:00 p.m. is prohibited;
 - g. The permittee shall provide adequate lighting above the entrance of the premises. This lighting shall be of sufficient power to illuminate and make easily discernible the appearance and conduct of persons entering or exiting the premises;
 - h. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall keep free of litter all areas on the premises over which the permittee has control;
 - i. The permittee shall obtain sign permits from Building and Safety, if required;
 - j. Delivery trucks shall park at the loading zone area;
 - k. To ensure that any and all future operators of the subject property understand conditions of approval, the permittee shall promptly inform the department of Regional Planning of any changes in permittee and /or ownership. New operators shall provide written affirmation of their

acceptance and understanding of the conditions of the grant as required by the Director of Planning;

- l. The permittee shall keep telephone numbers of local law enforcement agencies posted near the cashier's or similar public service area;
- m. The permittee shall maintain a current contact name, address, and phone number on file with the Department of Regional Planning at all times; and
- n. The conditions of this grant shall be retained on the premises at all times and be immediately produced upon request of any County Sheriff, or Zoning Inspector. The manager and all employees of the facility shall be knowledgeable of the conditions herein.

MM: JN

01/05/2011

K.F
Phillip Estes



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040-3027

DATE: 10-28-2009

TO: Department of Regional Planning
Permits and Variances

PROJECT #: R2009-01221

LOCATION: 501S.Fetterly Ave.

- The Fire Department Land Development Unit has no additional requirements for this permit.
- The required fire flow for this development is **1500** gallons per minute for **2** hours. The water mains in the street fronting this property must be capable of delivering this flow at 20 psi residual pressure. **1** Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- The required fire flow for private on-site hydrants is _____ gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing _____ gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.
- Verify **1** 6" X 4" X 2 1/2" fire hydrants, conforming to AWWA C503-75 or approved equal. All installations must meet Fire Department specifications. Fire hydrant systems must be installed in accordance with the Utility Manual of Ordinance 7834 and all installations must be inspected and flow tested prior to final approval.
- Comments:** THIS PROJECT AS SUBMITTED IS CLEARED FOR PUBLIC HEARING.
- Water:** Provide evidence on LACoFD fire flow form, Form 196, that the existing public hydrant and available flow rate meets the current Fire Department requirements. Additional water requirements may be required once the required fire flow is received and reviewed.
- Access:** Access as shown on site plan dated 06--23-2008 filed in our office is adequate.
- Special Requirements:** _____

Fire Protection facilities; including access must be provided prior to and during construction. Should any questions arise regarding this matter, please feel free to call our office at (323) 890-4243.

Inspector: **CLAUDIA SOIZA**

Land Development Unit – Fire Prevention Division – Office (323) 890-4243 Fax (323) 890-9783



NONCONFORMING REVIEW BURDEN OF PROOF

Pursuant to Zoning Code Section 22.56.1550, the applicant shall substantiate the following facts:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

- A. That the requested use at the location proposed will not:
1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
 2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
 3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

THIS IS A SMALL MARKET THAT HAS BEEN THERE FOR MANY YEARS FOR THE BENEFIT OF THE NEIGHBORHOOD AND HAS NOT HAD COMPLAINTS OR CAUSED ANY PROBLEMS TO THE COMMUNITY, & HAS NEVER BEEN A MENACE TO THE COMM.

- B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking, and loading facilities, landscaping and other development features prescribed in this Ordinance, or as is other wise required in order to integrate said use with the uses in surrounding area.

THERE ARE NOT ANY LOADING REQUIREMENTS THAT REQUIRE ANY SPECIAL NEEDS THE CURB SIDE ALREADY HAS A YELLOW PKG. ZONE THAT IS ADEQUATE

- C. That the proposed site is adequately served:
1. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and
 2. By other public or private service facilities as are required.

THIS MARKET SERVES FOR THE MOST PART ONLY FOOT TRAFFIC FROM THE NEIGHBORS SO THERE IS NOT ANY NEED TO ALTER OR EXTEND STREETS.

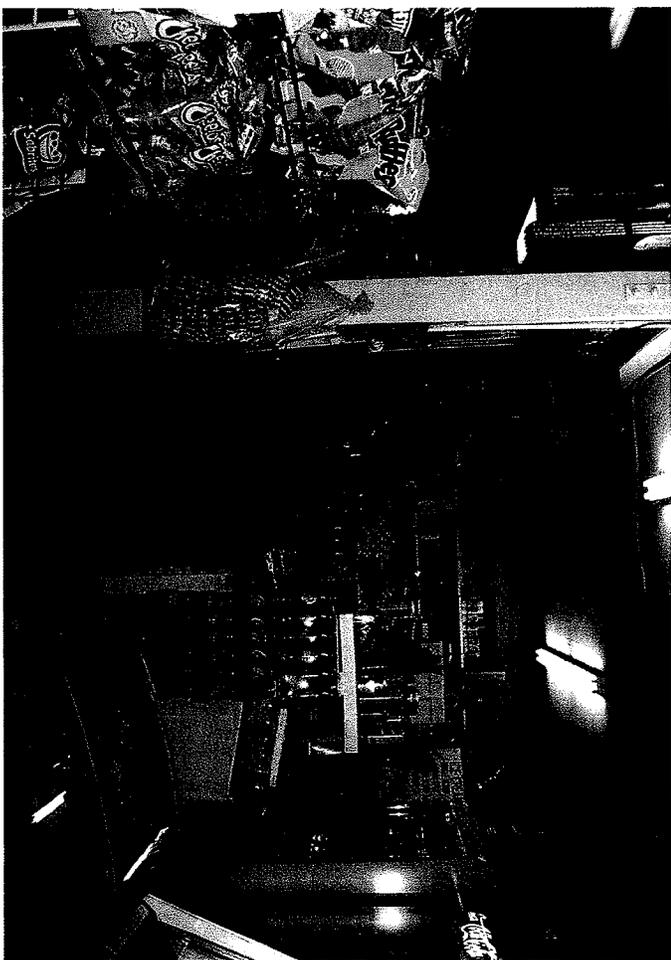
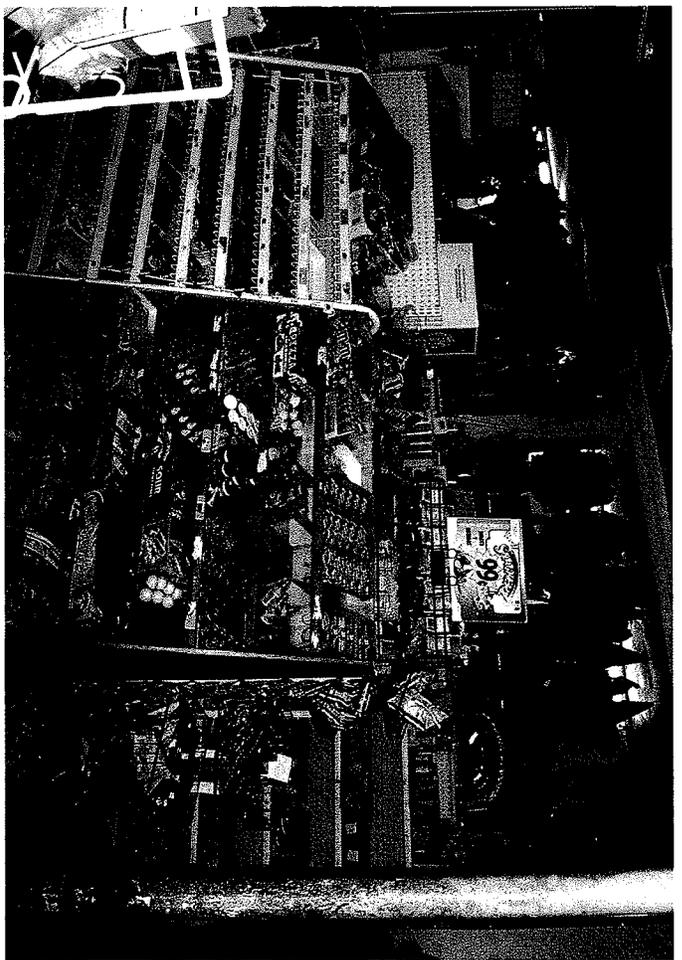
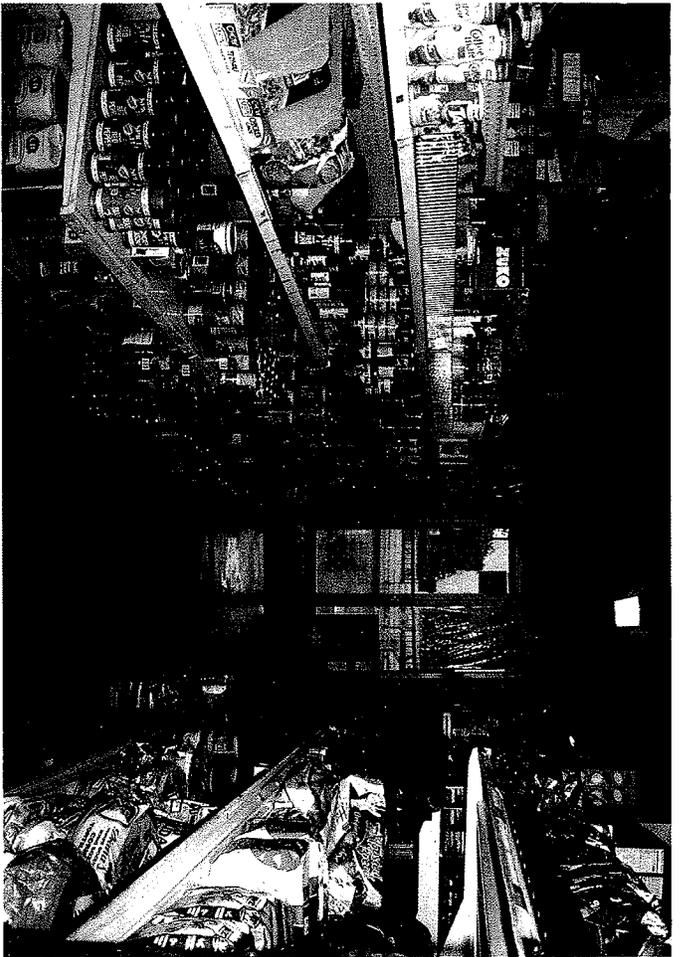
- D. That the nature of the improvement is such that to require cessation of use would impair the property rights of any person to such an extent as to be an unconstitutional taking of property.

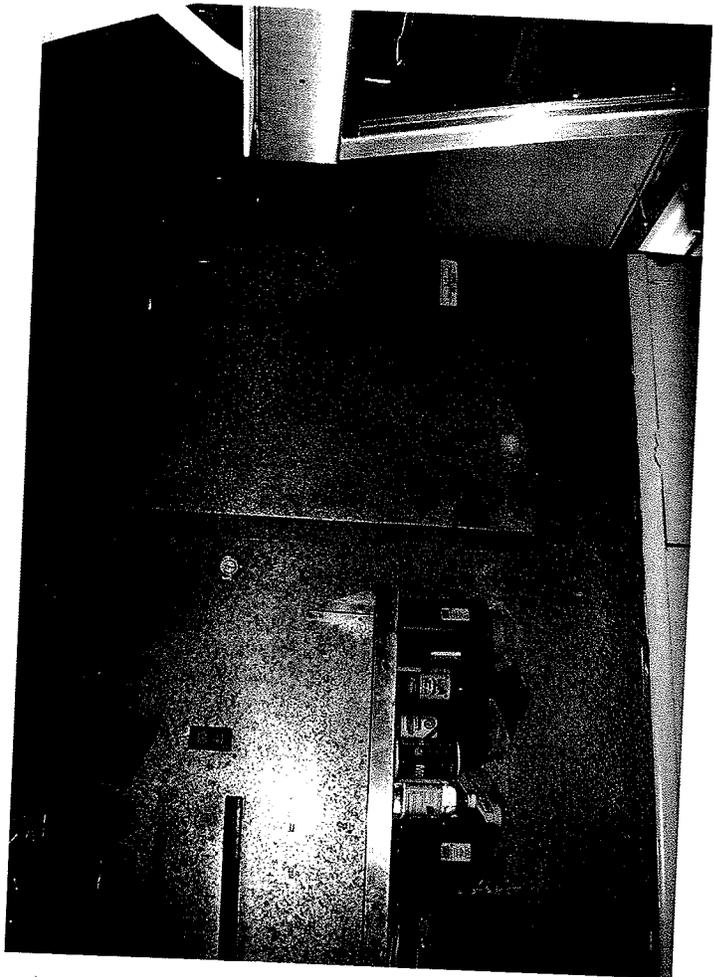
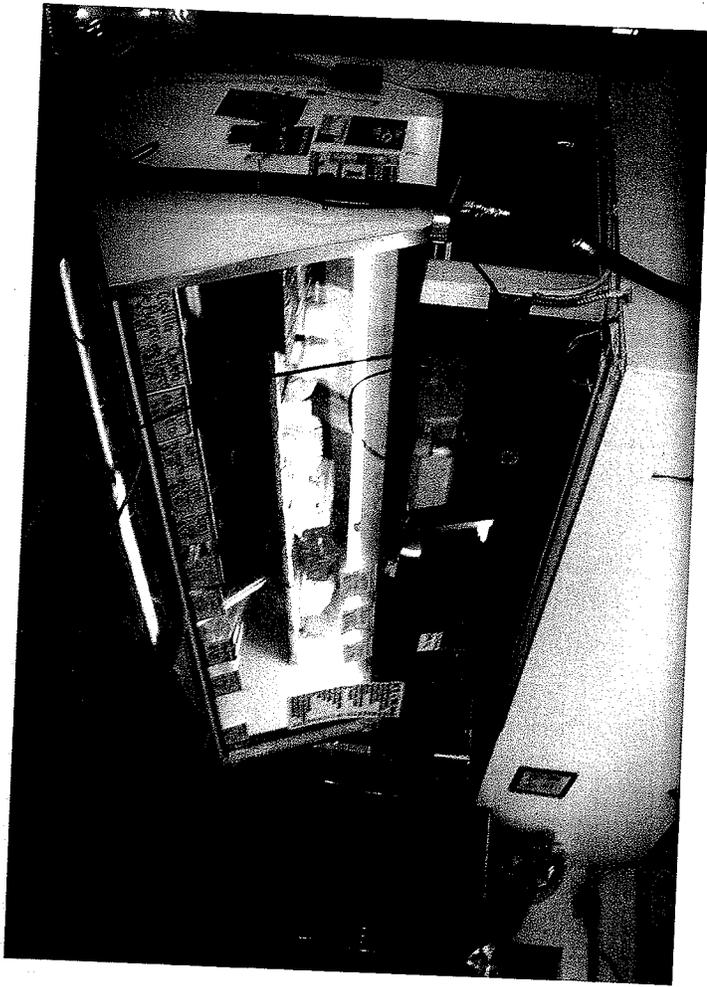
THIS IS A SMALL BUSINESS THAT HAS EXISTED FOR MANY YRS & HAS ADHERED TO CITY, STATE LAWS

- E. That such adjustment will not be materially detrimental to the public health, safety or general welfare, or to the use, enjoyment or valuation of property of other persons located in the vicinity.

EVERY PERSON IN THE NEIGHBORHOOD HAS BENEFITED FROM THE USE OF THIS MKT. IT'S A RETAIL BUSINESS THAT HAS NEVER POSED A THREAT TO SAFETY, HEALTH OR WELLBEING OF THE NEIGHBORHOOD.

San Antonio Meat Market

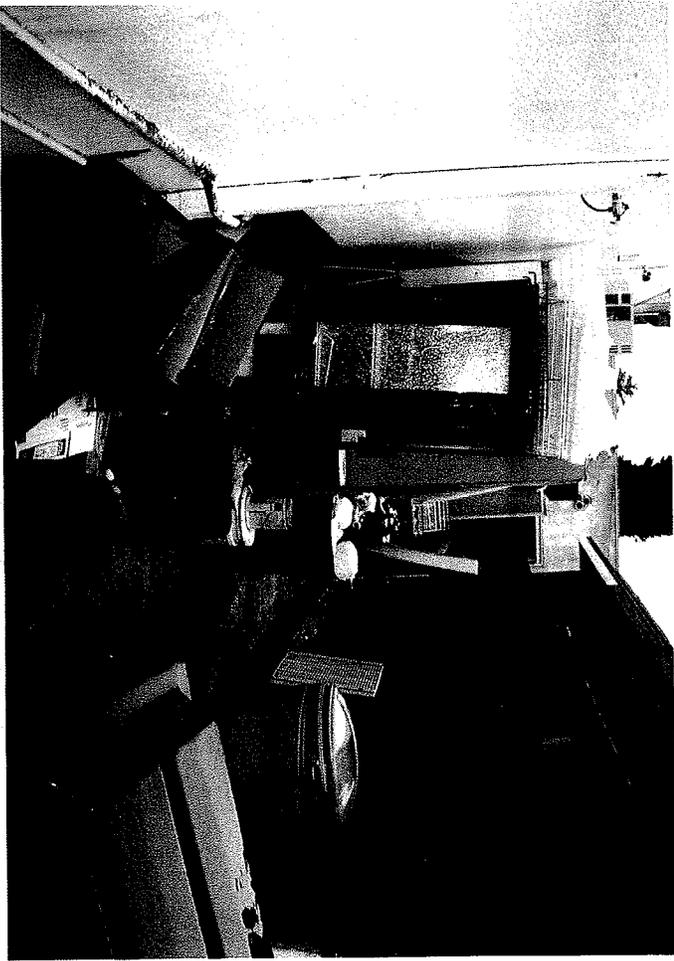
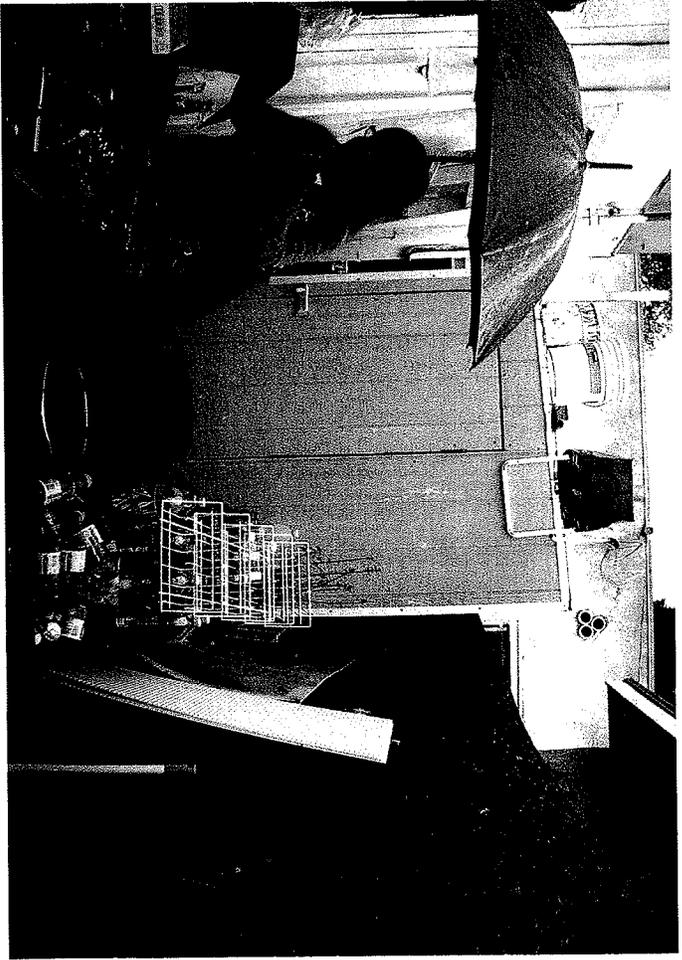
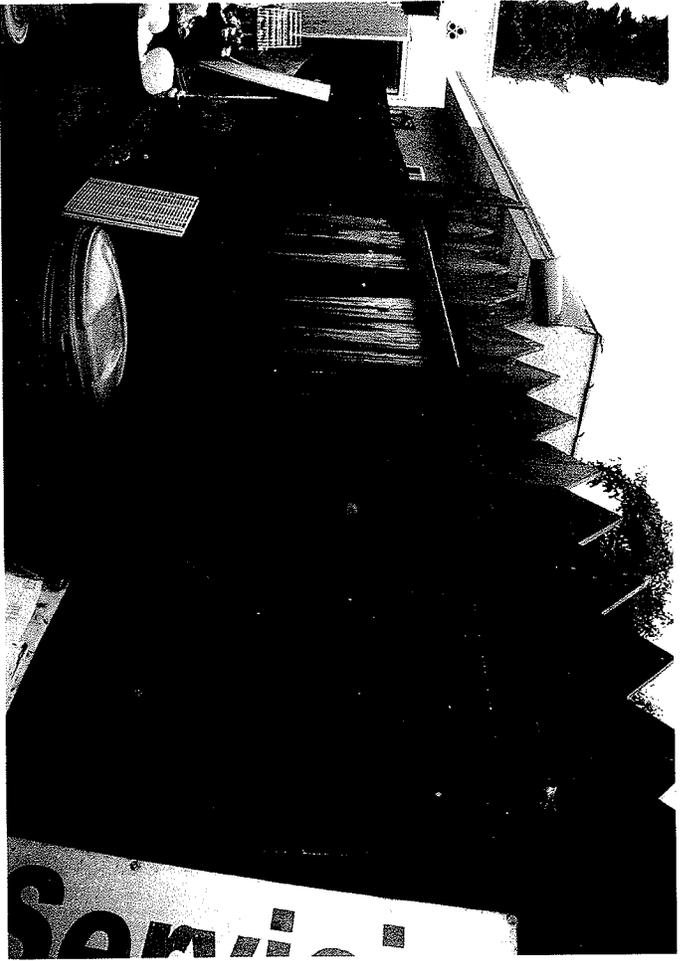


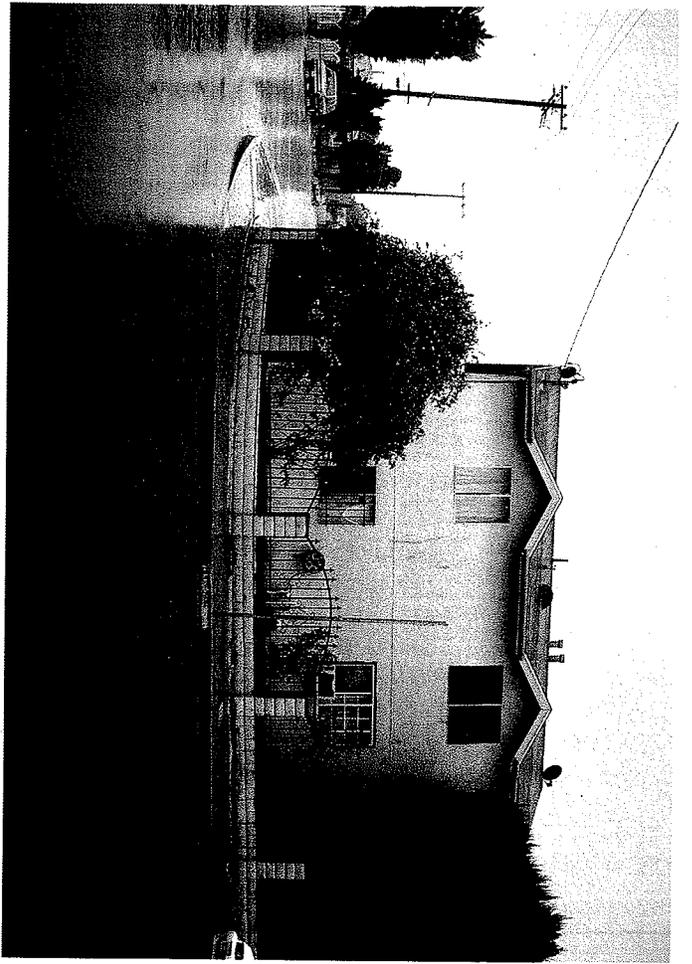
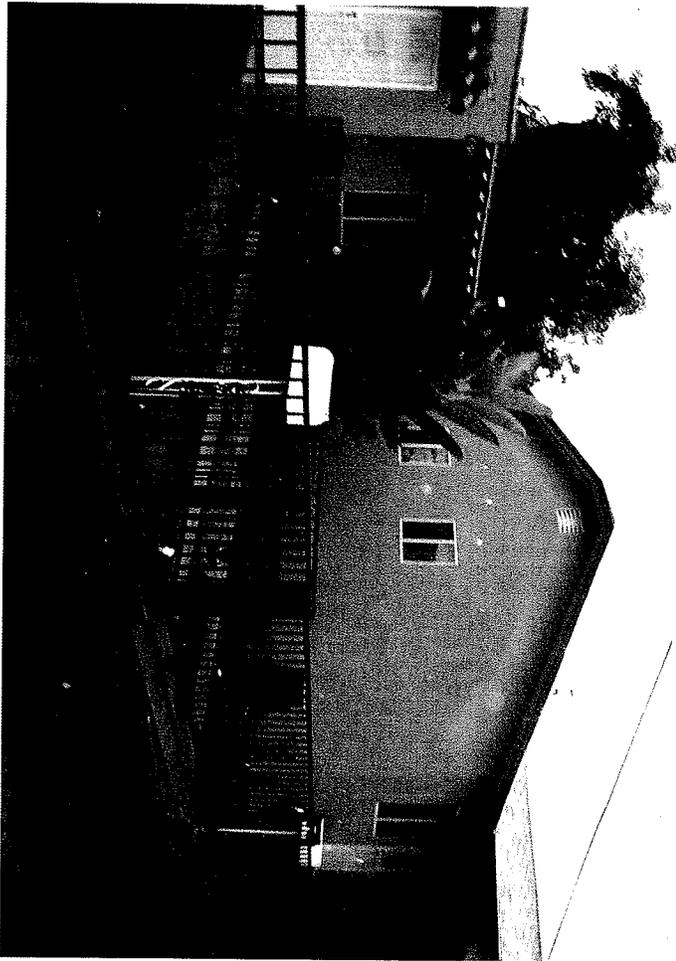


San Antonio Meat Market

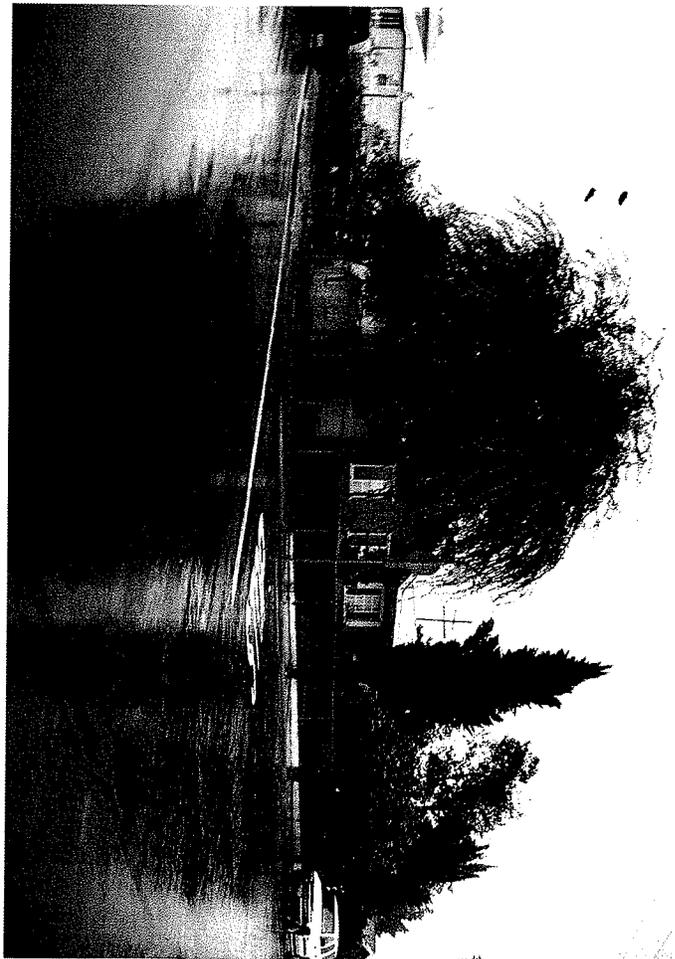
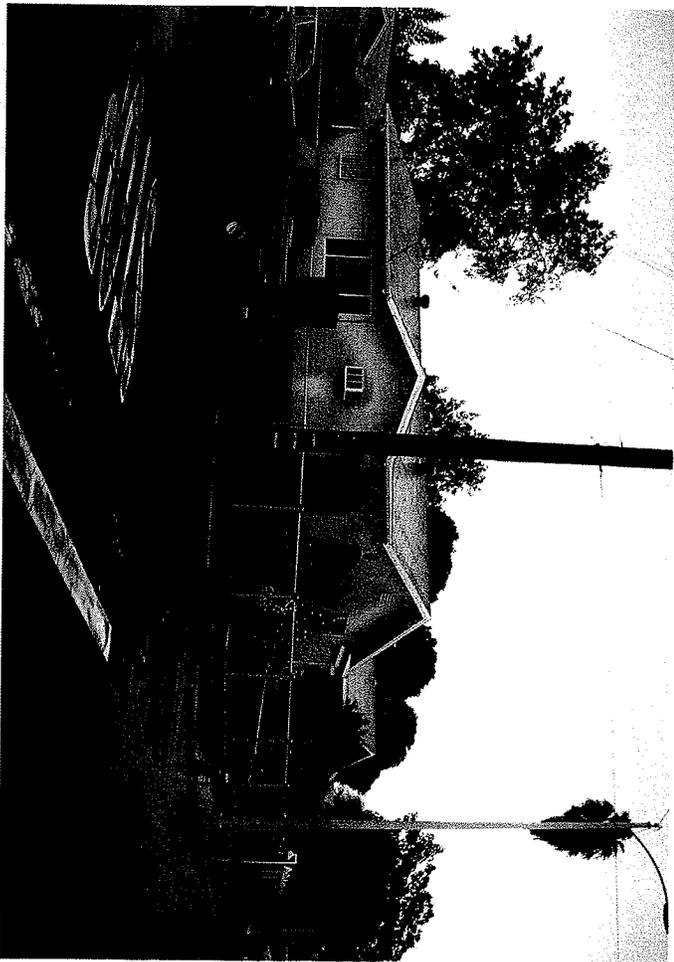


West Setback Area

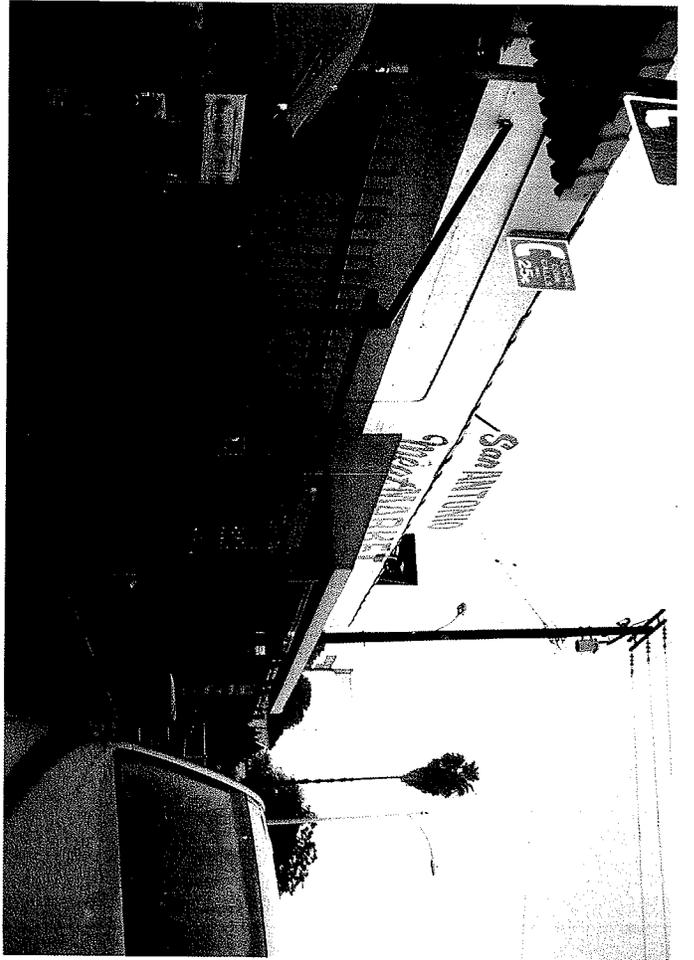
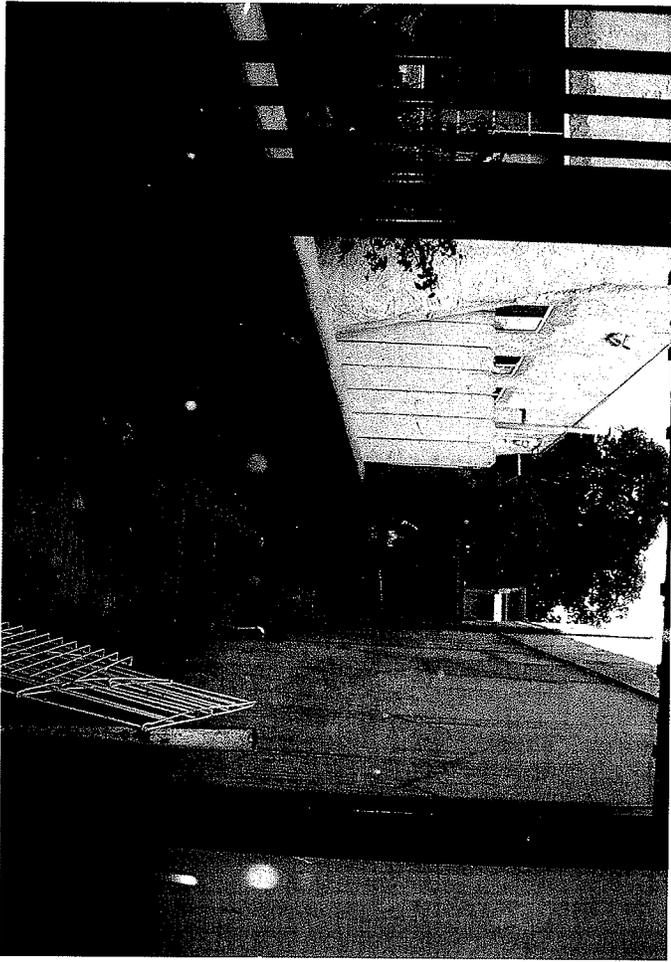




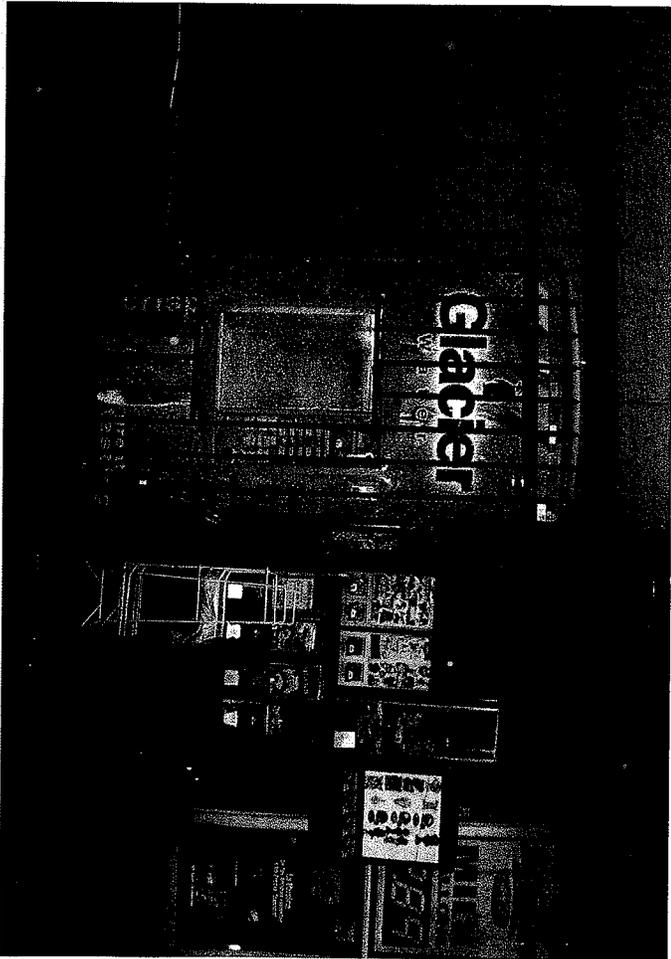
Immediate



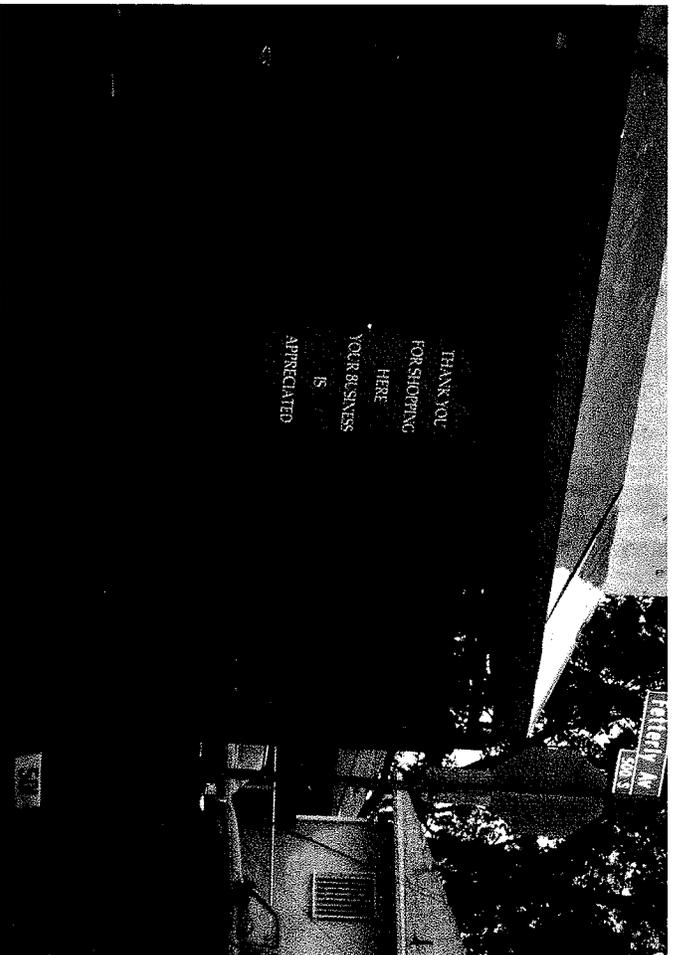
Surrounding



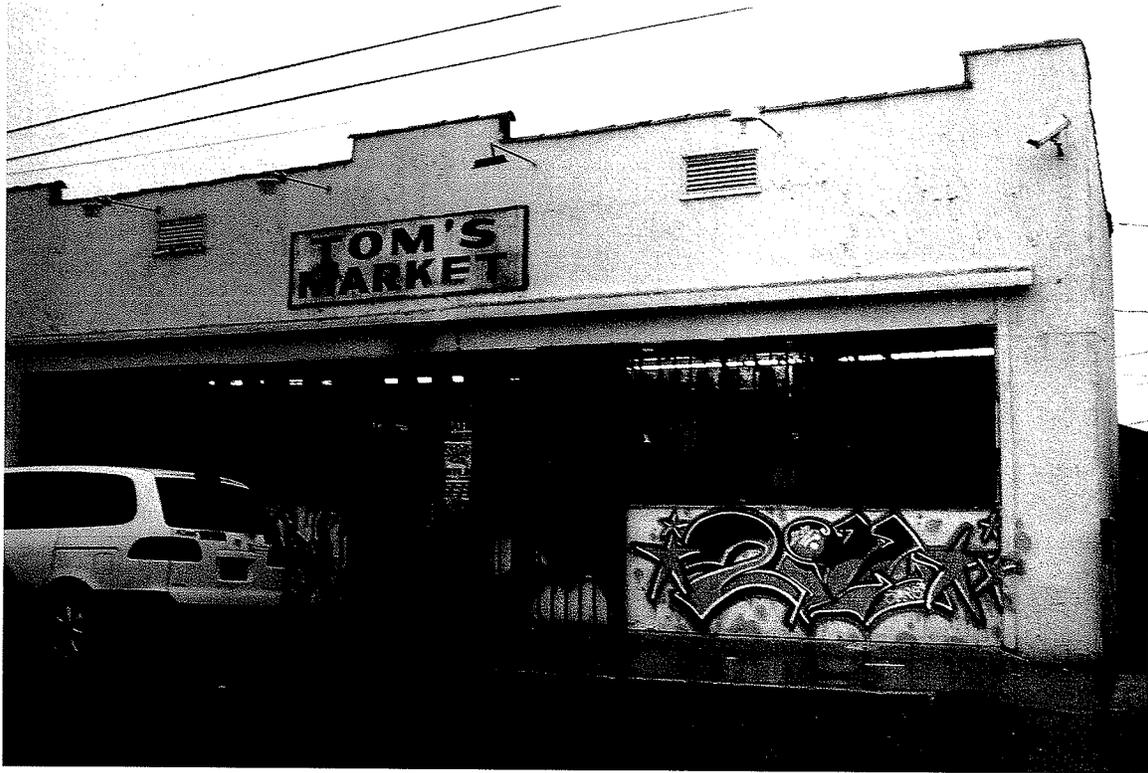
501 S. PEPPER STREET
STOREFRONT AVENUE



501 D. FETERLY - DIGNA'S



Markets within
1000-foot radius



09-01221



San ANTONIO

Meat MARKET

CARNICERIA
CARNES FRESCAS
DE PRIMERA CALIDAD
CORTES AL GUSTO

Tenemos Servicio
de FAX Y COPIAS

Rockview
FARM
MILK
GALLONS
2.99

OPEN

1.99
2.99
3.99

ANTONIO

Meat MARKET

Glacier

OPEN

NO AS
SINO JINI

Entra y
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San ANTONIO MARKET

CARNISERIA
CARNES FRESCAS
DE PRIMERA CALIDAD
CORTES AL GUSTO

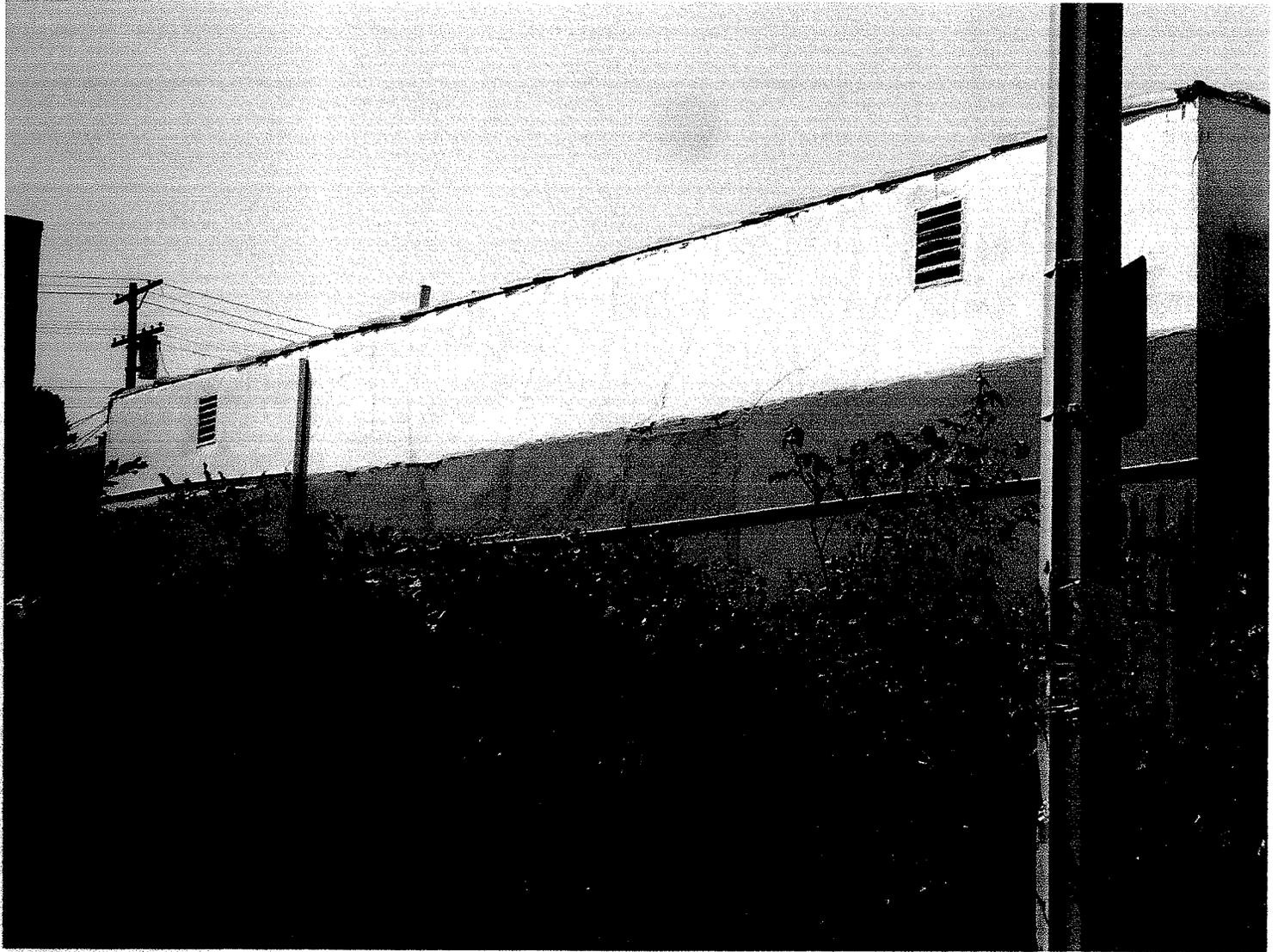
CARNISERIA

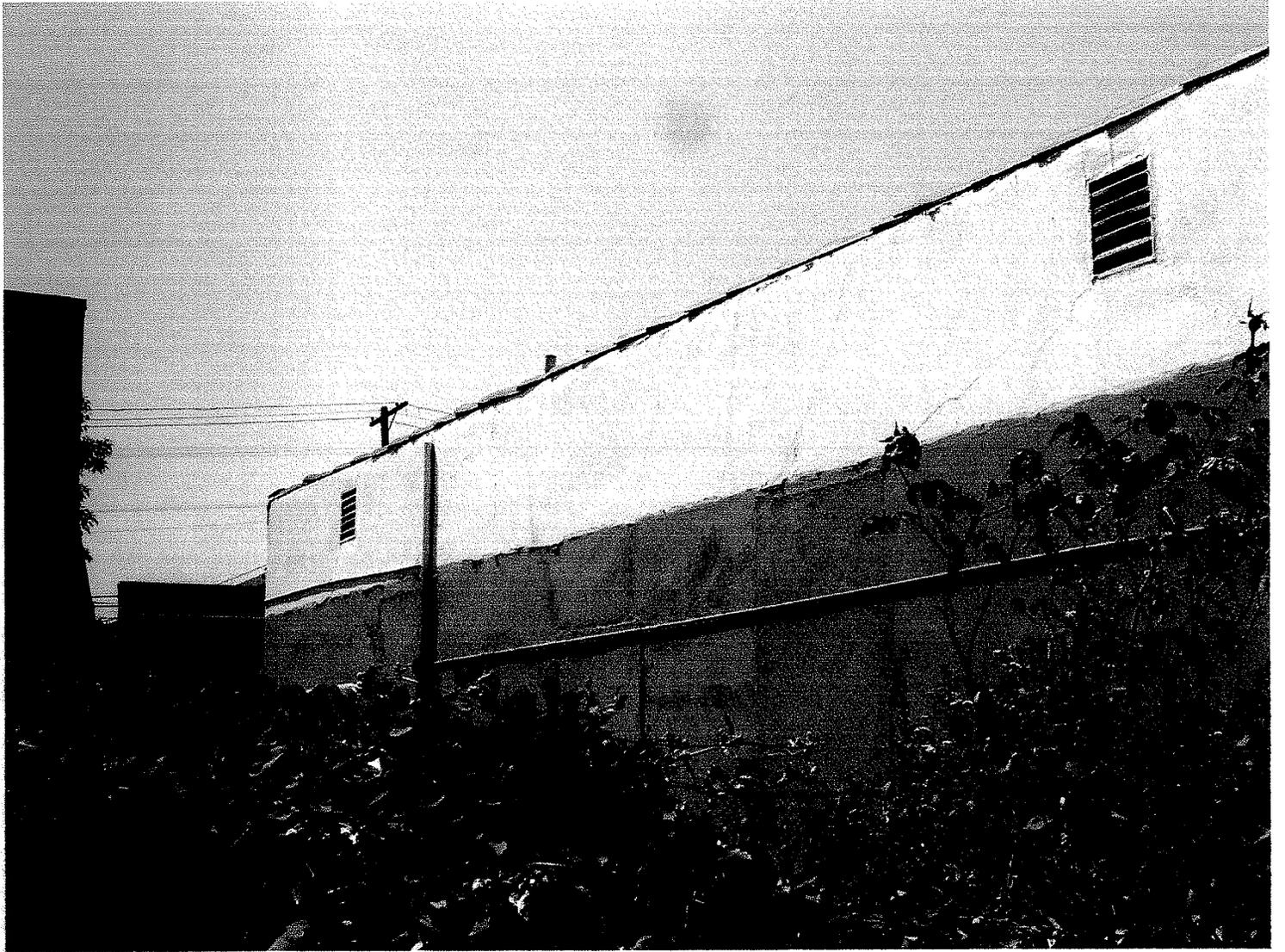
PAGUE SUS CUENTAS AQUI
TELEFONO CABLE
SERVICIO DE CELULAR GAS
TARJETAS DE CREDITO ELECTRICIDAD
IPP CENTRO DE PAGO
AUTHORIZADO

TOYOTA



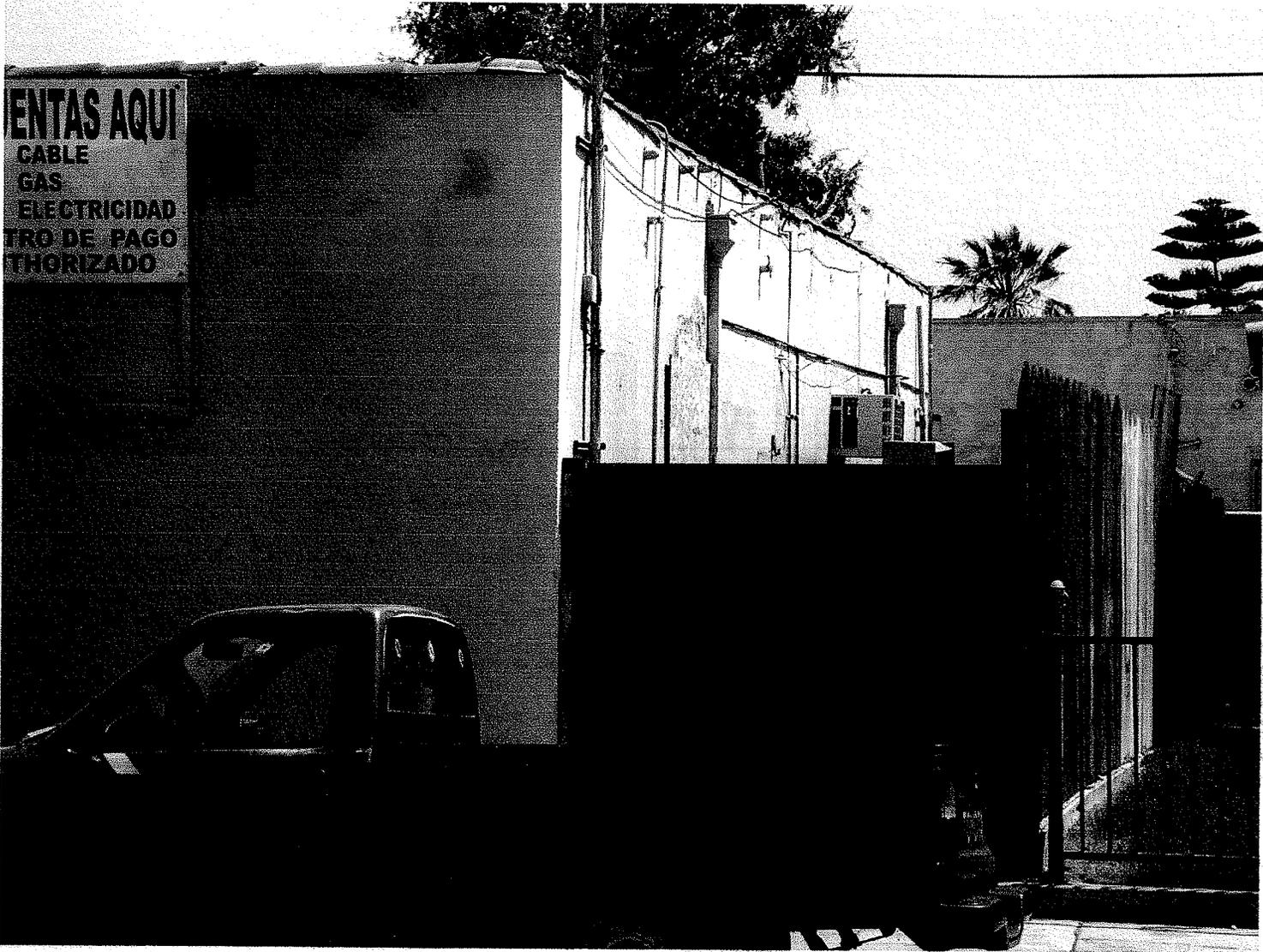
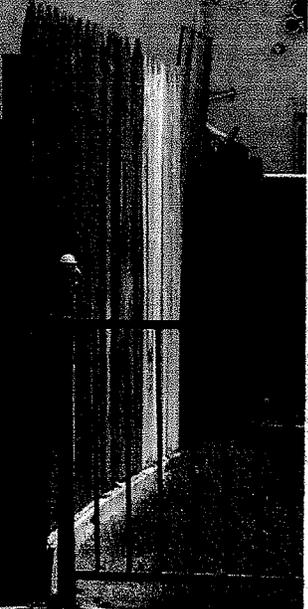


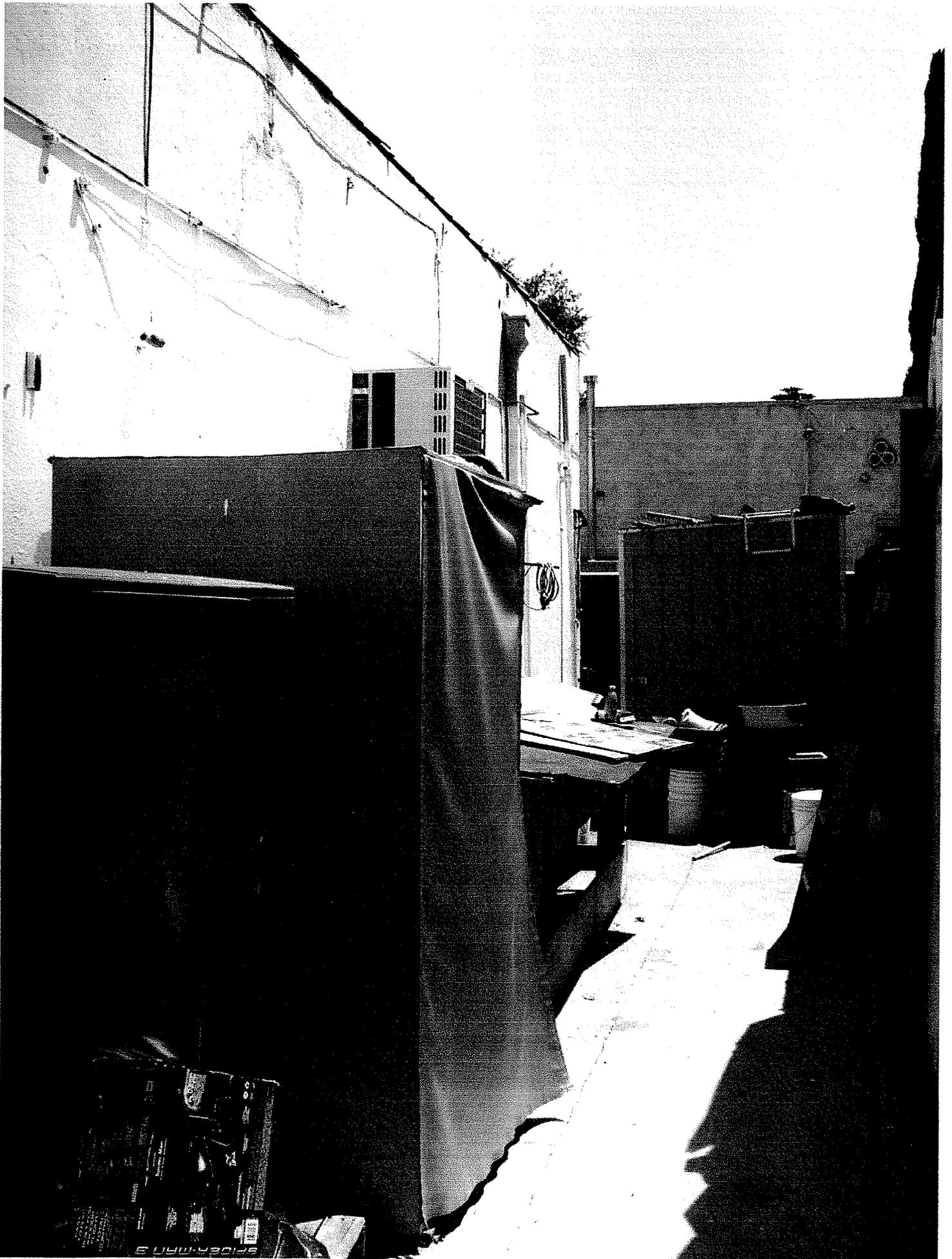


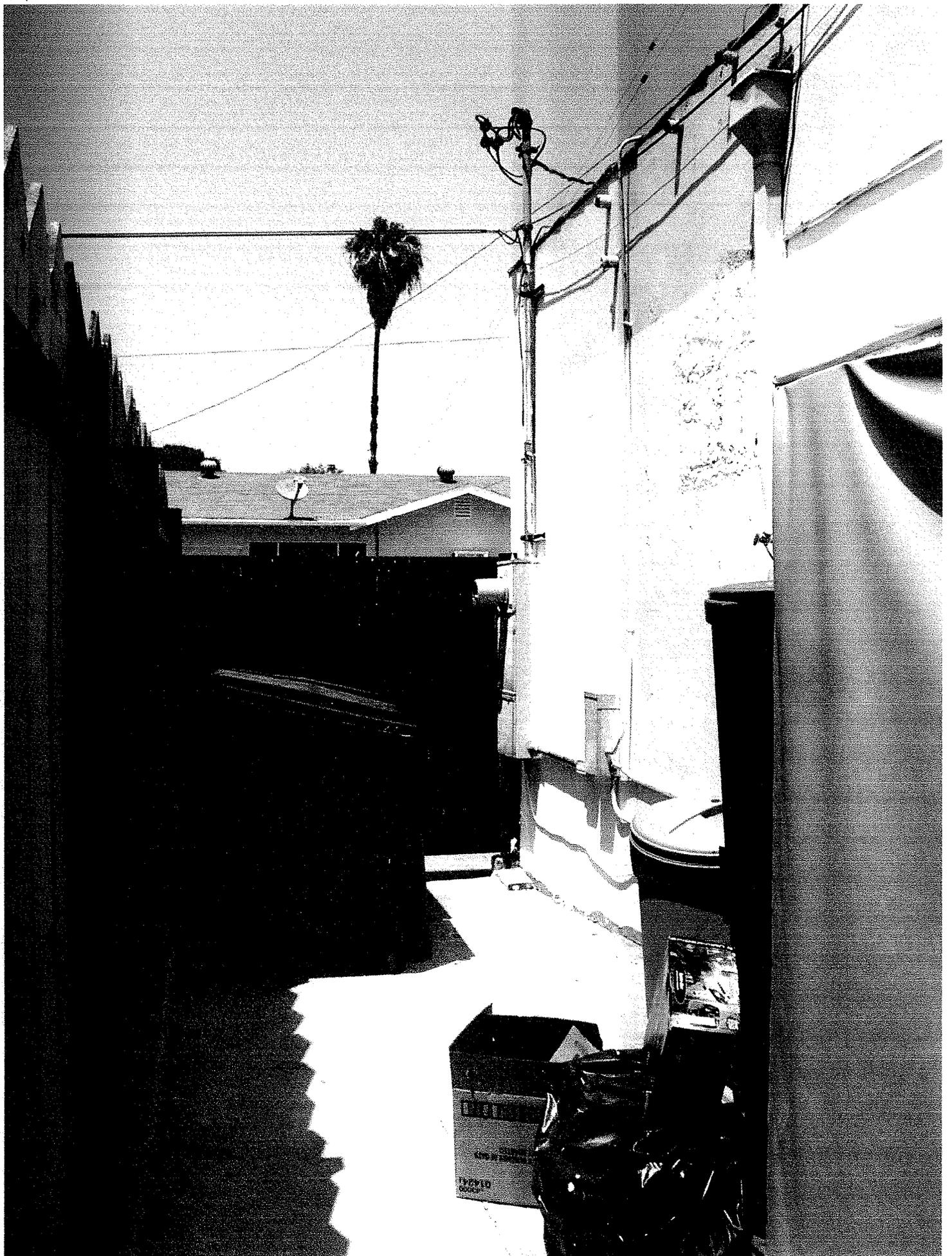




ENTAS AQUI
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ELECTRICIDAD
TRO DE PAGO
THORIZADO





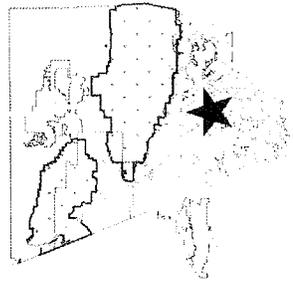




- Legend**
- Parcel Boundary
 - Subtract
 - Highway
 - Freeway
 - Master Plan of Highways
 - Expressway - (E)
 - Expressway - (C)
 - State Highway - (S)
 - Local Highway - (L)
 - Parway - (P)
 - Parway - (B)
 - Major Highway - (M)
 - Minor Highway - (M)
 - Secondary Highway - (S)
 - Local Highway - (L)
 - Proposed Highway - (P)
 - Railroad or Rapid Transit
 - Railroad
 - Rapid Transit
 - Unconformed Rapid Transit
 - Significant Ridgelines
 - Celtic CSD Primary
 - Celtic CSD Secondary
 - SMNNA Significant
 - Census Tract (2000)
 - Assessor Map Book (AMB) Bby
 - Zoning Index Map Grid
 - USGS 1:25000 Map Sheet Grid
 - The Thomas Guide Grid
 - TB Internet Page Grid
 - Very High Fire Hazard Severity Area Plan
 - Community Standards District (CSD)
 - CSD Area Specific Boundary
 - Significant Ecological Area (SEA)
 - Section Line
 - Swathing and Range
 - Equusian District (EQD)
 - Transit Oriented District (TOD)
 - Sebas District
 - Superior District (SD)
 - Supersubdival District Boundary
 - Safety Related Stations (From TB)
 - Fire Station
 - Police Station
 - Ranger Station
 - Police Station
 - Sheriff Station

- Zoning (Boundary)
 - Zone A-1
 - Zone A-2
 - Zone B-1
 - Zone B-2
 - Zone C-1
 - Zone C-2
 - Zone C-3
 - Zone C-H
 - Zone C-M
 - Zone C-R
 - Zone D-1
 - Zone D-2
 - Zone M-1
 - Zone M-1.5
 - Zone M-2
 - Zone M-3
 - Zone M-3.5
 - Zone M-4
 - Zone M-4.5
 - Zone M-5
 - Zone O-S
 - Zone P
 - Zone R-1
 - Zone R-2
 - Zone R-3-1-U
 - Zone R-4-1-U
 - Zone R-4-2-U
 - Zone R-5
 - Zone R-6
 - Zone R-7
 - Zone R-8
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 - Zone R-43
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 - Zone R-46
 - Zone R-47
 - Zone R-48
 - Zone R-49
 - Zone R-50
- Landuse Policy (Not in Comm./Area Plan)
 - 1 - Low Density Residential
 - 2 - Low/Medium Density Residential (6 to 12 du/ac)
 - 3 - Medium Density Residential
 - 4 - High Density Residential (22 or more du/ac)
 - C - Major Commercial
 - O - Major Industrial
 - P - Public and Semi-Public Facilities
 - RC - Rural Communities
 - TC - Transportation Corridor
- Inland Waterbody
 - Perennial
 - Intermittent
 - Dry

Note: This is a static legend, which includes only a portion of layers in the legend. Please use 'Display Map' Legend tab on the top left side of screen.



THIS HEALTH LICENSE MUST BE CONSPICUOUSLY DISPLAYED AT PLACE OF BUSINESS

(COS - T004BE - 9/09)

76P861 (REV 5/01)

COUNTY OF LOS ANGELES
PUBLIC HEALTH LICENSE

00010

See Reverse Side

Issued to:

X DURAN DAMIAN
SAN ANTONIO MEAT MARKET
501 N FETTERLY AVE
LOS ANGELES, CA 90022

2900
158412

EXPIRATION DATE

JUN 30, 2011

ISSUE DATE

SEP 29, 2010

99

TOBACCO RETAIL FACILITIES

COUNTY OF LOS ANGELES

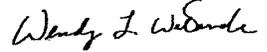
By

LOCATION OF BUSINESS BEING LICENSED

501 N FETTERLY AVE ELA 90022



MARK J. SALADINO
COUNTY TAX COLLECTOR



WENDY L. WATANABE
COUNTY AUDITOR

OWNERSHIP OF THIS LICENSE IS NOT TRANSFERABLE

**AGRICULTURAL COMMISSIONER
WEIGHTS AND MEASURES**

DO NOT
REMOVE

CUT
HERE

THIS REGISTRATION MUST BE CONSPICUOUSLY DISPLAYED AT PLACE OF BUSINESS

COUNTY OF LOS ANGELES
**WEIGHTS AND MEASURES
DEVICE REGISTRATION CERTIFICATE**

IDENTIFICATION NO.	ANNUAL FEE	ISSUE DATE	EXPIRATION DATE
01947	\$ 140.00	12/15/09	12/31/10

THIS CERTIFICATE IS VALID ONLY WHEN FEES HAVE BEEN PAID.
IT IS NOT TRANSFERABLE.
VOID UPON CHANGE OF OWNERSHIP OR LOCATION.

CALENDAR YEAR
2010

COUNTY OF LOS ANGELES
BY
KURT E. FLOREN
COMMISSIONER/DIRECTOR

ISSUED TO
SAN ANTONIO MEAT MARKET
501 S. FETTERLY AVE.
LOS ANGELES, CA 90022

LOCATION OF BUSINESS BEING REGISTERED

ED

CUT HERE

Dec 31, 2010



Case #
Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



April 15, 2009

Jon Sanabria
Acting Director of Planning

BUSINESS OWNER
SAN ANTONIO MEAT MARKET
501 S FETTERLY AVE
LOS ANGELES, CA 90022

RE: Expired Non-Conforming Uses

Dear Business and/or Property Owner:

The Los Angeles County Department of Regional Planning is responsible for implementing, administering and enforcing the Los Angeles County General Plan and the Los Angeles County Zoning Code in unincorporated areas of the county. The Zoning Code regulates land use on private property along with development standards such as landscaping, parking, architectural features and land uses which are no longer in conformance with the current Zoning Code. In 1988, many parts of unincorporated East Los Angeles underwent a zone change. Many existing commercial businesses in residential areas, such as markets and beauty shops, were able to remain for an additional 20 years according to the Zoning Code. Upon the termination of the 20 year "grace period," all businesses in residential areas would have to submit a Non-Conforming Review (NCR) application with the Department of Regional Planning in order to attempt to continue the land use as-is or cease the use and conform to the current Zoning Code.

The purpose of the County's non-conforming use provisions is to protect and enhance the character of the community, control visual blight and minimize adverse effects on surrounding properties. It has recently been brought to our attention that some properties and businesses within the residential areas of unincorporated East Los Angeles may be maintaining non-conforming businesses in violation of the Zoning Code. A survey of commercial businesses in residential areas of East Los Angeles was recently conducted which identified the following land use code violation (L.A.C.C. 22.56.1540) in your area:

- 1) **A non-conforming use is being maintained in a residential zone without approval from the Department of Regional Planning.**

We are sending this letter to inform property and business owners in the residential areas of the unincorporated areas of East Los Angeles of the County's Non-Conforming Code Provisions.

We realize that current economic conditions have placed extraordinary pressures on businesses. However, business and property owners must also comply with the provisions of the Zoning Code in order to protect the overall community aesthetics and to

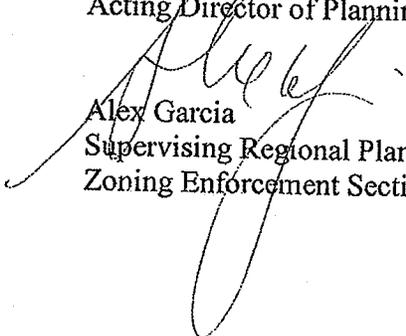
maintain compliance with County standards. We ask that you evaluate your property and/or business to ensure that you are in compliance with the non-conforming use provisions of the Zoning Code within 30 days. Failure to self-regulate and remove the non-conforming use or submit a permit application may result in a complaint being filed with the Department of Regional Planning; and a Zoning Enforcement case on properties in violation would be activated. In addition, be advised that the Department may proactively pursue enforcement in the future to ensure compliance with the Zoning Code.

You may obtain a copy of the non-conforming use regulations in their entirety on the department's website: <http://planning.lacounty.gov/luz> Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W Temple St, Los Angeles, CA 90012, Attention: Zoning Enforcement. If you have any questions, you may contact **Pauline Monroy** of my staff at (323) 881-7060 Monday through Thursday. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING

Jon Sanabria
Acting Director of Planning



Alex Garcia
Supervising Regional Planner
Zoning Enforcement Section II

213 974-6483

Pauline Monroy

NE 50 ft of 115 ft of 645
 LOT NO. 16 BLOCK NO. 12
 EXAMINED BY Cass DATE 1/28 1948

CLASS	EXTERIOR	HEATING	EXT. FEATURES
Bungalow Single Double Residence California Dwelling Cottage Factory Warehouse Church School Garage Barn Shed Poultry House Store Auto Court Bungalow Court Flat Apartment No. Units Area per Unit Room Pib. Flt.	1 1/2 2 3 Story Stucco Rustle Shakes, B & B Siding Shingle Sheet Steel T & G Wide Siding Knotty Pine Vertical Siding Plaster on Tile Asbestos Siding Brick Veneer Corrugated Iron Flat Galv. Iron Transite Frame: Wood Steel	Fireplace Single Dbl. Insulation Gas Furnace No. Pipes Units Gas Radiators Elec. Heaters Blower Furnace Floor Furnace Wall Heaters Ventilating Sys. Washed Air Refrig. Air H.P.	Steel Sash All Part Cop. Spouts Screens Galv. Trim-Tile, Plaster Stone, Wood, Brk. Cornice Boxed
	ROOF	PLUMBING	INSIDE FINISH
	Flat 1/2 2/3 3/4 Hip Shed Monitor Gables Dormers Sawtooth Cut up Copper Shingle Shakes Gravel Sheet Steel Slate Corrugated Iron Flat Galv. Iron Composition Compo Shingle Asbestos Shingles Transite Tile Trim Tile 1/4 1/3 1/2 3/4 Full Wood Steel Truss Span	No. of Fixtures Cheap Good Special Medium Special Bath Tile Floor Tile Trlm Tile Walls Height Shower Over Tub Stall Tile Walls Glass D'r. Tile Pull'n	Plaster Sand Putty Interior Stucco Knotty Pine Ply-Bd. Gypsum Celotex Plaster Board Walls Panelled Paper Paper Unfinished Woodwork, Plain Fay
	FOUNDATION	LIGHTING	BUILT-INS
Concrete Hillside Cross Walls Steel Joists Piers	Brick Stone Wood Piers	Cheap Good Special Medium Special	Refrigerator Elec., Gas, Ice Buffet Bookcases Patent Beds Cedar Closets Venetian Blinds
	BASEMENT		CLASSIFICATION
feet feet deep @ sq. ft.			Cheap Depr. Rate Medium Good Good Special 3

Check Sanitas	B	1	2	3	BUILDING VALUE
Living Room					Year <u>1948</u>
Living-Dining Combination					No. Sq. Feet <u>1748</u>
Bedrooms					@ \$ <u>1.85</u>
Dressing Rm.					Buld. Value <u>3233</u>
Bathroom		<u>3</u>			Bac't. Value
No Tub					Garage Value
Tile () ()					Office Value
Kitchen					Other Value
Bfst. R. or N.					
Plank Hdwd. Floors					<u>Concrete</u>
Hdwd. Doors					
Hdwd. Finish					
P. C. by	Date	%	P.C. Val.		
					Total Value <u>3233</u>

Year	Depr.	Spec. Depr.	Depr. Value	Assessed Value	Year	Depr.	Spec. Depr.	Depr. Value	Assessed Value
<u>1948</u>	<u>596</u>		<u>1926</u>	<u>960</u>					
<u>57</u>		<u>140</u>		<u>1060</u>					

LOCATION IF CUT

BY

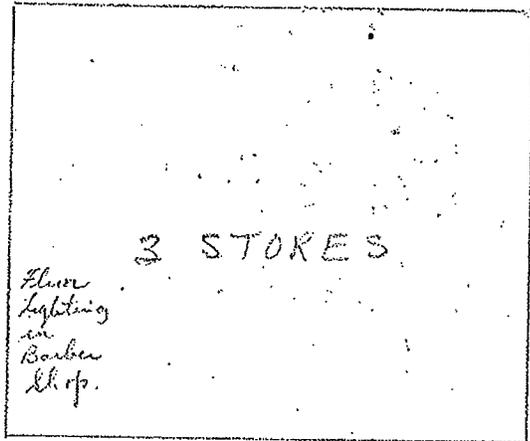
DATE

E. ON M. B. ON

BY

DATE

Basal 78 50 ft of 2 5/50 ft
of Lot 16 Blk 12



38

46

$46 \times 38 = 1748 \#$

OWNER'S NAME				
C. F. CHECKED <i>2/2/48</i>				
COMPT. CHECKED <i>3/1/48</i>				
E. ON	DAVIS			
M. B.				
DATE	<i>2/2/48</i>			
COMPARED				

CITY ADDRESS

CONSTRUCTION	STRUCTURAL	EXTERIOR	FRONT	LIGHTING	AIR COND.	ROOM & FINISH DETAIL			SPECIAL FEATURES										
						FLOORS	FLOOR	INTERIOR FINISH											
Light	Frame:	Finish	Recessed	Wiring	Heating	ROOMS	WALLS	CEILING	ELEVATORS:										
Sub-standard	Masonry	Unit	Br. Ven.	K.T. Conduit	Forced Air	B 1 2 3	WATER		Passenger:										
Standard	Wood	Br. Ven.	Transom:	B.X. Malleable	Gravity				Make										
Heavy	Steel	Turned Col.	Stucco	FIXTURES	Space Heater	Store			No. Stops:										
Special	Walls:	Sliding	Stucco	Light Glass In	Flour				Hydraulic										
FOUNDATION	Concrete	Point	Point	Street Glass In	Steam				Automatic										
CONCRETE	" 7th - up	Point	Point	Woods	Incandescent	Hot Water			Manual										
Brick	Reinforced	Flat	Back Trim:	Fluorescent	Recessed	Lobby			ESCALATORS										
Reinforced	Aluminum	Flat	Drop Ceiling	Recessed	Hot Water	Hall			No. Traps										
Light	Aluminum	Flat	Drop Ceiling	Recessed	Hot Water	Rest Rm			SPRINKLERS:										
LIQUID	Aluminum	Flat	Drop Ceiling	Recessed	Hot Water	Office													
FLOORS	Partly Wall	Truss - Steel	Entry Floor:	PLUMBING	COOLING														
Concrete	Partly Wall	Truss - Steel	Entry Floor:	PLUMBING	COOLING														
" LI. WS	Wall " x "	Span	DOORS	PLUMBING	COOLING														
WOOD	Steel Deck	Span	DOORS	PLUMBING	COOLING														
JOISTS - Wood	Partitions	Span	DOORS	PLUMBING	COOLING														
" Steel	Partitions	Span	DOORS	PLUMBING	COOLING														
YEAR	USE TYPE	CLASS SHAPE	UNITS	EFF. YR.	DEPR. TABLE	SQ. FEET MAIN IMP.	UNIT COST	R.C.N. MAIN IMP.	R.C.N. OTHER	R.C.N. TOTAL	% GOOD	R.C.L.N.D.	SP	APPRAISER	DATE	COST REVD	INT VIEW	NO INT VIEW	
1100	1100	DX	30	30	0045	1748	12000	12000		1500	43	5190		Frederick	12-4-13				
770	770	DX	30	30	0045	1748	12000	12000		1500	43	5190		Frederick	12-4-13				
COMPUTATIONS																			
Unit	Area	Unit Cost	Cost	Area	Unit Cost	Cost	Area	Unit Cost	Cost	Area	Unit Cost	Cost	Area	Unit Cost	Cost	Area	Unit Cost	Cost	
STORE	1748	560	9792	770	5190	3993													
FRONT	4648	14.00	65072	ADD 70%	6810	18000*													
PLUMBING	5 FEET	330	1650																
Total R.C.N. 12080																			

