



Department of Regional Planning
 320 West Temple Street
 Los Angeles, California 90012

PROJECT NUMBER **HEARING DATE**

R2006-03500 12/19/12

REQUESTED ENTITLEMENTS

NCR 200600008

PROJECT SUMMARY

OWNER / APPLICANT

Leonor and Francisco Gonzalez

MAP/EXHIBIT DATE

10/22/2006

PROJECT OVERVIEW

The project consists of a nonconforming review to allow the continued operation of a metal fabrication facility in the R-4 (Unlimited Residential) Zone. The subject property has additions not included in the previous nonconforming review approval.

LOCATION

1708 E 61st STREET,

ACCESS

61-st Street

ASSESSORS PARCEL NUMBERS

6009-010-028, 029 & 001

SITE AREA

0.26 Acres

GENERAL PLAN / LOCAL PLAN

Los Angeles County General Plan

ZONED DISTRICT

Gage Holmes

LAND USE DESIGNATION

4-High Density Residential

ZONE

R-4 - (UNLIMITED RESIDENCE)

PROPOSED UNITS

None

MAX DENSITY/UNITS

22 UNITS / ACRE

COMMUNITY STANDARDS DISTRICT

FLORENCE-FIRESTONE

ENVIRONMENTAL DETERMINATION (CEQA)

Class 3 Categorical Exemption- New Construction or Conversion of Small Structures

KEY ISSUES

- Consistency with the **Los Angeles County General Plan**
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
 - 22.56.1550. C (nonconforming review burden of proof requirements)
 - Part 4 Section 22.20

CASE STATUS

The existing project site plan indicates that total a building area of 7,278 square foot. However, previous approval plot plan has less building area with the same square footage. It appears that several storage areas were added and also the building known as Lot 2 has additions that are not showing on the original plot plan approved in 1986.

CASE PLANNER:

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