



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

PROJECT NUMBER **HEARING DATE**
 R2010-01637-(1) February 3, 2015

REQUESTED ENTITLEMENTS
 Conditional Use Permit No.201000152
 Environmental Assessment No. 201000116

PROJECT SUMMARY

OWNER / APPLICANT
 Arroyo Meats Products

MAP/EXHIBIT DATE
 January 26, 2010

PROJECT OVERVIEW

The applicant requests a conditional use permit in order to continue the operation and maintenance of a meat market and to expand the building by 425 square feet on the west side, which would increase the building size from 1,540 square feet to 1,965 square feet. The original entitlement CUP 01-028 authorized a meat market at this location. Pursuant to Section 22.28.340.B nonresidential uses allowed in the C-1 zone are subject to a conditional use permit in the CPD zone. A meat market, excluding slaughtering, is a permitted use in the C-1 zone.

LOCATION
 505 S. Workman Mill Road, Unincorporated
 Avocado Heights

ACCESS
 Workman Mill Road and Don Julian Road

ASSESSORS PARCEL NUMBER(S)
 8112-018-023

SITE AREA
 0.43 Acres (18,901 SF)

GENERAL PLAN / LOCAL PLAN
 Countywide General Plan

ZONED DISTRICT
 Puente

LAND USE DESIGNATION
 1-(Low Density Residential)

ZONE
 CPD-(Commercial Planned Development Zone)

PROPOSED UNITS **MAX DENSITY/UNITS**
 One 1-6 units/acre

COMMUNITY STANDARDS DISTRICT
 Avocado Heights

ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption – Existing Facilities

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:
 - 22.56.040 (Conditional Use Permit Burden of Proof Requirements)
 - 22.44.136 (Avocado Heights CSD requirements)
 - 22.28.340 (CPD – Zone Development Standards)

CASE PLANNER:
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