



Los Angeles County Department of Regional Planning
 320 West Temple Street
 Los Angeles, California 90012
 Telephone (213) 974-6462
PROJECT NUMBER R2011-00120-(2)
RCUP 201100011

PUBLIC HEARING DATE
9/14/2011

AGENDA ITEM

RPC CONSENT DATE

CONTINUE TO

APPLICANT

Same as owner

OWNER

Pedro S. Martinez

REPRESENTATIVE

Feny Martinez

PROJECT DESCRIPTION

Conditional Use Permit for the continued use of a grocery store (Al's Market) with beer and wine sales for off-site consumption, on the same lot with a single family residence, located in the R-2 (Two-Family Residence) Zone within the Hawthorne Station (Green Line) Transit Oriented District. Type 20 ABC license for beer and wine sales, off-site consumption, is current.

REQUIRED ENTITLEMENTS

The applicant requests a Conditional Use Permit, under County Code section 22.44.450 (C) 1(a)ii, for the continued use of a grocery store under 5,000 square feet in floor area and located on a corner lot with beer and wine sales for off-site consumption, on the same lot with a single family residence, located in the R-2 (Two-Family Residence) Zone within the Hawthorne Station (Green Line) Transit Oriented District. Grocery Store and residence is legal nonconforming due to standards for parking, landscaping and setbacks, and was last approved under Nonconforming Structure Review 00-167 on March 27, 2001, and expired on March 20, 2011.

LOCATION/ADDRESS

4158 W. 111th Street, Inglewood, CA 90304

SITE DESCRIPTION

Site plan depicts location of parcel at southeast corner of 111th Street and Freeman Avenue intersection, with existing market and existing single-family residence, attached one car garage, porch, landscaping and driveway for residence, store's external refrigeration equipment, fencing, and one pole no longer used for any purpose in front of market. Store has no parking spaces, none depicted.

ACCESS

Freeman Avenue

ZONED DISTRICT

Lennox

ASSESSORS PARCEL NUMBER

4035023009

COMMUNITY

Inglewood

SIZE

0.08 Acres

COMMUNITY STANDARDS DISTRICT

TOD - Hawthorne Station (Green Line)

	EXISTING LAND USE	EXISTING ZONING
Project Site	Existing grocery store and single family residence	R-2 (Two-Family Residence)
North	School lot for new school	R-2
East	Single family residence	R-2
South	Single family residence	R-2
West	Duplex and triplex, separate parcels	R-2

GENERAL PLAN/COMMUNITY PLAN

Countywide General Plan

LAND USE DESIGNATION

Category 2 - Low/Medium Density Residential (6 to 12 du/acre)

MAXIMUM DENSITY

12 du/ 1 acre max.

ENVIRONMENTAL DETERMINATION

CEQA 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: Rudy Silvas		
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