



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

**PROJECT NUMBER**      **HEARING DATE**  
 R2012-02580-(1)      July 1, 2014

# PROJECT SUMMARY

**REQUESTED ENTITLEMENTS**  
 Nonconforming Review No. 201200008  
 Environmental Assessment No. 201200280

**OWNER / APPLICANT**  
 Carson and Mary Gin

**MAP/EXHIBIT DATE**  
 May 19, 2014

## PROJECT OVERVIEW

The project is a request for a non-conforming use, building, and structure review (NCR) to allow the continued operation of an existing market with an attached single-family residence in an R-3-NR (Unlimited Multiple Residence – Neighborhood Revitalization) Zone in the unincorporated community of Walnut Park. The residence is a permitted use in the R-3 Zone; however, a neighborhood market is not a permitted use. Per Section 22.56.1510 of Title 22 (Zoning Code), 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 devoted to such use. There are no proposed changes to the existing market or single-family residence with this application.

### LOCATION

8506 S. Santa Fe Avenue, Walnut Park

### ACCESS

Street parking on Santa Fe Ave. and Poplar Place

**ASSESSORS PARCEL NUMBER(S)**  
 6202032021

**SITE AREA**  
 .10 Acres

**GENERAL PLAN / LOCAL PLAN**  
 Walnut Park Neighborhood Plan

**ZONED DISTRICT**  
 Walnut Park

### LAND USE DESIGNATION

NR – Neighborhood Revitalization

### ZONE

R-3-NR (Unlimited Residential – Neighborhood Revitalization)

**PROPOSED UNITS**      **MAX DENSITY/UNITS**  
 N/A      Existing single-family residence

**COMMUNITY STANDARDS DISTRICT**  
 Walnut Park CSD

## ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption – Existing Facilities

## KEY ISSUES

- Consistency with the Walnut Park Neighborhood Plan and the Countywide General Plan
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
  - Part 10 of Chapter 22.56 (Nonconforming Uses, Buildings, and Structures Requirements)
  - 22.44.114 (Walnut Park CSD Requirements)
  - Part 4, Sections 22.20.300 – 22.20.330 (R-3 Zone Requirements)

**CASE PLANNER:**  
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