



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

HEARING DATE
 September 6, 2016

REQUESTED ENTITLEMENTS
 Conditional Use Permit No. RPPL2016001564-(1)

PROJECT SUMMARY

OWNER / APPLICANT

Sam and Florence Tucker Family Trust, Jeffrey H. Tucker / Steven Safan

MAP/EXHIBIT DATE

3/24/16

PROJECT OVERVIEW

The applicant, Steven Safan, is requesting a conditional use permit (CUP) to authorize the continued operation of an existing pawn shop with short-term loan services ("Tucker's Jewelry & Loan") in a multi-tenant shopping center in the C-3 (General Commercial) zone in the Eastside Unit No. 1 Zoned District pursuant to Los Angeles County Code Section 22.44.118.F.

LOCATION

4634 Whittier Blvd., East Los Angeles

ACCESS

via Whittier Blvd. and S. Arizona Ave.

ASSESSORS PARCEL NUMBER(S)

5246-013-005 (subject building), -003, -004

SITE AREA

0.15 Acres

GENERAL PLAN / LOCAL PLAN

East Los Angeles Community Plan

ZONED DISTRICT

Eastside Unit No. 1

LAND USE DESIGNATION

MC – Major Commercial

ZONE

C-3 (General Commercial)

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

N/A

COMMUNITY STANDARDS DISTRICT

East Los Angeles CSD

ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption – Existing Facilities

KEY ISSUES

- Consistency with the East Los Angeles Community 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)
 - 22.44.118 (East Los Angeles CSD requirements)
 - 22.28.220 (C-3 Zone Development Standards)

CASE PLANNER:

Steve Mar

PHONE NUMBER:

(213) 974-6435

E-MAIL ADDRESS:

smar@planning.lacounty.gov