

**PROJECT NUMBER**

2023-002651

HEARING DATE

September 19, 2023

REQUESTED ENTITLEMENT(S)

Non-Conforming Review No. RPPL2022011055

PROJECT SUMMARY

OWNER / APPLICANT

Lucas Stan / Paul Klukas

MAP/EXHIBIT DATE

September 23, 2022

PROJECT OVERVIEW

The Project is a request for the continued operation and maintenance of an existing non-conforming 21,113-square-foot shoe store use. The Project Site's zoning was changed from M-2 (Heavy Manufacturing) to M-2-IP (Heavy Manufacturing – Industrial Preservation) on October 6, 2015, as part of the General Plan Update. Shoe stores are explicitly prohibited in the -IP Combining Zone pursuant to County Code Section 22.60.030. Therefore, the shoe store became a non-conforming use when the zone change took effect on November 5, 2015. The 44,198-square-foot building also includes two warehouses, one of which is affiliated with the shoe store, and a restaurant with outdoor seating that is also affiliated with the shoe store. A surface parking lot with 301 spaces is shared by these tenants as well as the tenants of the building on the adjoining parcel to the south.

LOCATION

19000 S. Vermont Avenue, West Carson

ACCESS

Vermont Avenue

ASSESSORS PARCEL NUMBER(S)

7351-032-001

SITE AREA

2.29 Acres

GENERAL PLAN / LOCAL PLAN

General Plan 2035

ZONED DISTRICT

Victoria

LAND USE DESIGNATION

IH (Heavy Industrial)

ZONE

M-2-IP (Heavy Manufacturing – Industrial Preservation)

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

N/A

COMMUNITY STANDARDS DISTRICT

N/A

ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption – Existing Facilities

KEY ISSUES

- Consistency with the Los Angeles County General Plan
- Satisfaction of the following sections of Title 22 of the Los Angeles County Code:
 - Section 22.172.060.C.2 (Nonconforming Use Findings)
 - Section 22.22.050 (Development Standards for M-2 Heavy Manufacturing Zone)
 - Section 22.60.030 (Uses Prohibited in Zone -IP)

CASE PLANNER:

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