



PROJECT NUMBER
PRJ2021-004681-(1)

HEARING DATE
October 21, 2025

REQUESTED ENTITLEMENT
Nonconforming Review (“NCR”) Permit No.
RPPL2021013306

PROJECT SUMMARY

OWNER / APPLICANT

Jose A. and Rosa M. Luevano, Owner
Jose Alfredo Luevano, Applicant

MAP/EXHIBIT DATE

February 1, 2024

PROJECT OVERVIEW

The Project is a request for an NCR to authorize the continued use of an existing grocery store and tamale/tortilla bakery (“La Favorita Tortilleria”). The Market is approximately 1,174 square feet in a single-story building with an attached residential unit and two detached residential units. The Market currently sells essential groceries and household items such as soft drinks, water, pre-packaged snacks, paper goods, over-the-counter medications, fresh produce, deemed approved alcoholic beverages (beer and wine) for off-site consumption and prepared food such as tamales and tortillas, amongst other necessities. The hours of operation are 7:00 a.m. – 7:00 p.m., Tuesday through Sunday, and closed on Mondays. There are zero vehicle parking spaces onsite. No changes or expansions proposed. The continued use of the grocery store and tamale & tortilla bakery was previously authorized by NCR 00-130.

LOCATION

600 N Brannick Avenue, East Los Angeles

ACCESS

North Brannick Avenue

ASSESSORS PARCEL NUMBER

5226-041-017

SITE AREA

0.15 Acres

GENERAL PLAN / LOCAL PLAN*

East Los Angeles Community Plan

ZONED DISTRICT

East Los Angeles

PLANNING AREA

Metro

LAND USE DESIGNATION

H18 (Residential 18)

ZONE

R-2 (Two-Family Residence)

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

N/A

APPLICABLE STANDARDS DISTRICT(S)

East Los Angeles Community Standards District

ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption – Existing Facilities

KEY ISSUES

- Consistency with the Los Angeles County General Plan 2035
- Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
 - Section 22.222.200 (Findings and Decision)
 - Chapter 22.316 (East Los Angeles CSD requirements)
 - Chapter 22.172 (Nonconforming Uses, Buildings and Structures)
 - Section 22.18.040 (Development Standards for Residential Zones)

CASE PLANNER:

Pauline Monroy

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*Note: The land use designation was changed to H18 (Residential 18) and the zoning was changed to R-3 (Multifamily Residential) on May 21, 2024, in conjunction with the adoption of the Metro Area Plan for a portion of the northern area. Pursuant to Chapter 2 (Applicability) of the County General Plan and County Code Section 22.246.020 (Applicability of Zone Changes and Ordinance Amendments), the applicant chose to have the complete CUP application be subject to the land use policies, zoning and regulations in effect at the time it was submitted on February 28, 2023.