

REPORT TO THE HEARING OFFICER

DATE ISSUED:	July 9, 2026	
HEARING DATE:	July 21, 2026	AGENDA ITEM: 3
PROJECT NUMBER:	PRJ2022-002216-(2)	
PERMIT NUMBER:	Nonconformance Review ("NCR") RPPL2022006869	
SUPERVISORIAL DISTRICT:	2	
PROJECT LOCATION:	9136 S. Budlong Avenue, West Athens - Westmont	
OWNER:	Victor and Karen Louie Family Trust	
APPLICANT:	Phillip Louie	
CASE PLANNER:	Susan Zermeno, Senior Planner szermeno@planning.lacounty.gov	

RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

LA County Planning staff ("Staff") recommends **APPROVAL** of Project Number PRJ2022-002216-(2), NCR Number RPPL2022006869, based on the Findings (Exhibit C – Findings) contained within this report and subject to the Draft Conditions of Approval (Exhibit D – Conditions of Approval).

Staff recommends the following motions:

CEQA:

I, THE HEARING OFFICER, CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

ENTITLEMENT:

I, THE HEARING OFFICER, APPROVE NONCONFORMANCE REVIEW NUMBER RPPL2022006869 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

PROJECT DESCRIPTION

A. Entitlement Requested

- A Nonconforming Review (“NCR”) to authorize the continued operation and maintenance of an existing neighborhood market (“Project”) in the R-2 (Two-Family Residence) Zone pursuant to County Code Section 22.172.060 (Nonconforming Uses, Buildings and Structures). A complete application was received on June 15, 2022, prior to the adoption of the Metro Area Plan (“MAP”) on May 20, 2024. Pursuant to County Code Section 22.246.020 (Applicability of Zone Changes and Ordinance Amendments), the applicant elected to have their application subject to the zoning and regulations in effect at the time it was deemed complete.

B. Project

The market, Melody Market (formally Louie’s Market), was established in 1916 and has been operating in the community for almost 100 years. The market is located on the corner of Budlong Avenue and 92nd Street at 9136 N. Budlong Avenue (“Project Site”). The market currently sells essential groceries such as canned goods, prepackaged food, cleaning supplies, and beer and wine for off-site consumption. Since the sale of beer and wine for off-site consumption at the location was legally established before 1992, it is considered deemed-approved, and a Conditional Use Permit is not required for the continued sale of beer and wine for off-site consumption pursuant to County Code Section 22.140.030.H.1 (Deemed Approved Uses).

The market is nonconforming due to use and development standards for required yards, fencing, parking, signage, and landscaping as currently required by R-2 Zone. On March 11, 1970, Zone Exception No. 9378 authorized the use and operation of the existing market. On February 18, 1986, Nonconforming Review (“NCR”) No. 85-013 approved the continued use and operation of a neighborhood market. Then on February 7, 2012, NCR No. 2009-00016 approved the continued use and operation of the neighborhood market. There are no proposed changes, expansions, or improvements to the Project Site. The neighborhood market has four employees and is open Monday through Sunday, from 9:00 a.m. to 9:00 p.m. It has two-vehicle garage parking spaces and one covered carport vehicle parking space.

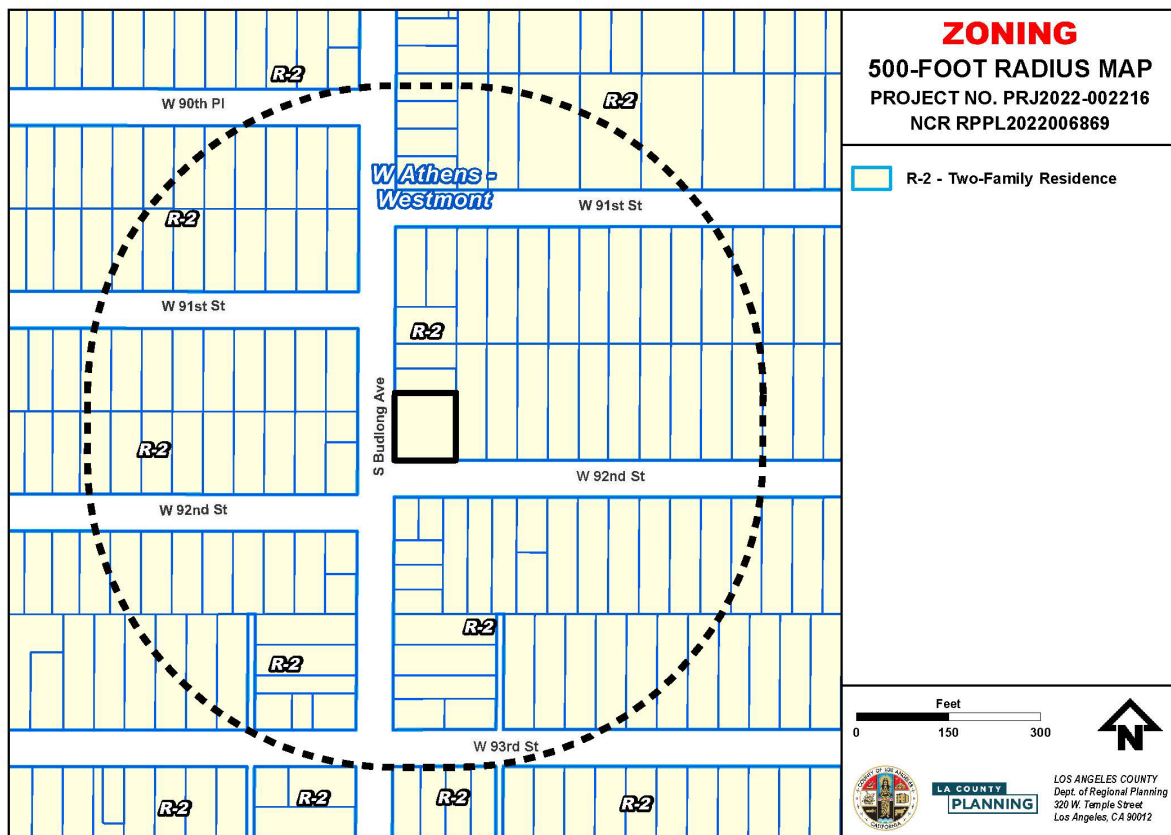
In a letter dated May 17, 2026, the County Sheriff’s Department, South Los Angeles Station (“Sheriff”) did not advocate support or opposition to the request. A total of 22 calls for service were received between April 27, 2021, and April 27, 2026. The calls were routine in nature.

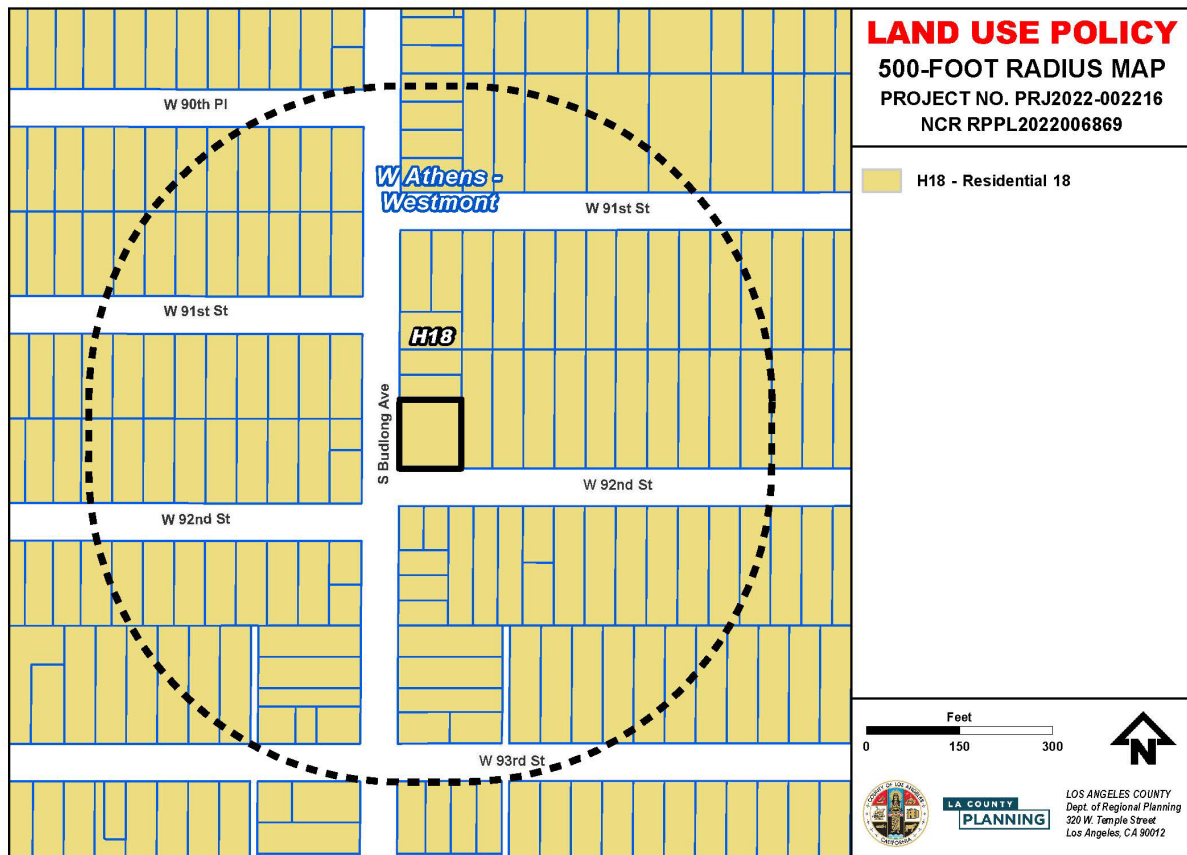
SUBJECT PROPERTY AND SURROUNDINGS

The following chart provides property data within a 500-foot radius:

LOCATION	WEST ATHENS/ WESTMONT COMMUNITY PLAN LAND USE POLICY *	ZONING	EXISTING USES
SUBJECT PROPERTY	RD 3.1 Two-Family Residence	R-2 (Two- Family Residence)	Market single- family residences ("SFRs") and a detached garage
NORTH	RD 3.1	R-2	SFR, multifamily residences ("MFR")
EAST	RD 3.1	R-2	SFR and MFR
SOUTH	RD 3.1	R-2	SFR and MFR
WEST	RD 3.1	R-2	SFR and MFR

*Note: The NCR application for the Project was deemed complete prior to the adoption of the Metro Area Plan. 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 project applicant chose to have the complete NCR application be subject to the land use policies and zoning regulations in effect at the time it was submitted June 15, 2022. The current land use designation is H18 (Residential 18 – 0 to 18 dwelling units per net acre).





*Note: The above map shows the current land use designation of H18 (Residential 18 – 0 to 18 dwelling units per net acre). The Project was deemed complete prior to the adoption of the Metro Area Plan. 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 project applicant chose to have the complete NCR application be subject to the land use policies and zoning regulations in effect at the time it was submitted on June 15, 2022, and the Land Use Designation at the time of filing was RD 3.1 (Two-Family Residence).

PROPERTY HISTORY

A. Zoning History

ORDINANCE NO.	ZONING	DATE OF ADOPTION
900035z	R-2	April 14, 1990

B. Previous Cases

CASE NO.	REQUEST	DATE OF ACTION
Nonconforming Review (“NCR”) No. 200900016	Continued operation of existing market	Approved February 7, 2012

NCR No. 85-013	Continued operation of existing market	Approved February 18, 1986
Zone Exception No. 9378	Continued operation of existing market.	Approved March 11, 1970

C. Violations

CASE NO.	VIOLATION	CLOSED
RPCE2020001519	without DRP approval.	Closed July 27, 2022.
RPZPE2017024612	Tarp structure between required building separation	February 28, 2018

ANALYSIS

A. Land Use Compatibility

A market has operated at the Project Site since 1916 with minimal disruption to the surrounding residential area. The market offers essential groceries allowing residents to meet their daily needs without extensive travel. The market's established presence demonstrates its compatibility and positive contribution to the neighborhood's character. The Project does not propose any changes, expansions, or improvements to the Project Site. The Project is located at an intersection and is not located near another commercial use. The Project Site at the time of filing on June 15, 2022, was designated RD 3.1 two family residence Land Use in the West Athens/Westmont Community Plan, which identifies areas suited predominantly for single-family residences and two-family residences.

B. Neighborhood Impact (Need/Convenience Assessment)

The market is compatible with the surrounding neighborhood as this site has existed since 1916. The market is conveniently located at a minor intersection, provides access to at-hand commercial services and creates small business opportunities. The market helps meet the local demand for essential groceries in a convenient manner, allowing residents the option to purchase essential groceries without extensive travel. The market is a neighborhood commercial use providing neighborhood convenience for a wide range of goods, including canned goods, dairy products, eggs, ice cream, fresh produce, personal care products, cleaning supplies, and alcoholic beverages for off-site consumption, among other necessities. No changes are proposed to the current layout or building footprint. The economic welfare of the nearby community should not be affected by the sales of goods at a neighborhood market, due to the business establishment's long history of operation at the Project Site. The continued operation and maintenance of this small business is not anticipated to result in substantial adverse effects.

C. Design Compatibility

There are no proposed changes, expansions, or structural improvements to the Project Site. The existing one-story commercial building is similar in bulk and mass to the adjacent residential uses, with a height of 16 feet. The front entrance to the market is facing west, along South Budlong Avenue.

D. Current Regulations Regarding Accessory and Existing Nonconforming Neighborhood-Serving Commercial Uses

The Metro Planning Area Standards District (“MPASD”), adopted on May 21, 2024, allows ACUs in residential zones “by-right,” including neighborhood-serving grocery stores, corner stores, or meat markets, excluding slaughtering and alcoholic beverages sales. The MPASD supports small businesses and local entrepreneurship by allowing ACUs “by-right” via a ministerial review process. The MPASD also allows existing nonconforming neighborhood-serving commercial uses to continue operating “by-right” via a ministerial review process instead of a discretionary nonconforming review process with a public hearing, provided that the use could be permitted as an ACU and that other specific criteria are met. Although the complete application is subject to the zoning and regulations in effect at the time it was submitted, and not current zoning and regulations, Staff considered current regulations for ACUs and existing nonconforming neighborhood-serving uses when drafting the recommended conditions of Project approval.

As the market is functionally equivalent to an ACU, relevant development standards and performance standards for ACUs and existing nonconforming neighborhood-serving commercial uses that are allowed “by-right” via a ministerial review process, as described in the “Grant Term” section below.

E. Grant Term

Staff recommends no grant term for the NCR due to the following reasons:

- The Project Site has been continuously occupied by a neighborhood market since 1916 with some minor enforcement issues, demonstrating long standing compatibility with the surrounding residential neighborhood.
- The existing business’s longevity demonstrates that it serves a need and service in the local community.
- The building in which the existing commercial use is located was legally built. No extension, expansion, or enlargement of the area of the lot or the area within the building devoted to the existing commercial use. No enlargement of or addition to the building devoted to existing commercial use. There are no proposed changes, expansions, or structural improvements to the Project Site.
- No changes are proposed to the existing on-site parking for the residents that reside on this property and will continue to be maintained.
- Existing wall or projecting business signs legally erected for the existing commercial use may be maintained, repaired, or replaced, provided the existing

number, sign areas, and locations of such signs shall remain unchanged. There is no signage at the Project Site.

- Roof and freestanding business signs are prohibited. Temporary signs or banners shall not be displayed on the exterior walls, windows, fascia of the building, or on any fence or wall. The placement of portable signs on the lot or in the public right-of-way is prohibited. A condition of project approval will address additional signage.
- ACUs are subject to performance standards related to hours of operation, designated trash collection, music, and outdoor activity, as outlined in County Code Subsection A.2.a.iv (Performance Standards). Staff recommends the hours of operations for the subject neighborhood market align with those permitted for ACUs.
- The right to operate the existing nonconforming neighborhood-serving commercial use shall be terminated, subject to the same regulations set forth in County Code Section 22.172.050.A (Termination by Discontinuance).

F. Other Permitted Uses

The market is not an ACU because it has a deemed-approved status with regard to alcoholic beverage sales and the applicant is not willing to abandon or discontinue alcoholic beverage sales. However, the market is on the same property as an SFR and is functionally equivalent to an ACU, which is defined by County Code Section 22.14.010-A as “a commercial use that is subordinate to the principal use and contained within, attached to, or detached from a residential structure on a residential-zoned lot and is open to customers, clients, or patrons.” Therefore, Staff believes it is appropriate to allow other uses that could be allowed in an ACU without a new NCR, which supports small businesses and local entrepreneurship.

GENERAL PLAN/COMMUNITY PLAN CONSISTENCY

The Project is consistent with applicable goals and policies of the General Plan. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

ZONING ORDINANCE CONSISTENCY

The Project complies with all applicable zoning requirements. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

BURDEN OF PROOF

The applicant is required to substantiate all facts identified by County Code Section 22.172.060.C.2. The Burden of Proof with applicant's responses is attached (Exhibit E – Applicant's Burden of Proof). Staff is of the opinion that the applicant has met the burden of proof.

ENVIRONMENTAL ANALYSIS

Staff recommends that this project qualifies for a Categorical Exemption (Class 1 Exemption, Existing Facilities) under the California Environmental Quality Act (CEQA) and the County

environmental guidelines. The Project is a request for the continued operation and maintenance of an existing nonconforming neighborhood market, which does not include new intensification of use or any expansion in floor area. There are no exceptions to the exemption because the Project is not located in an environmentally sensitive area, there are no historical resources on the Project Site, and the Project Site is not listed in the California Department of Toxic Substances Control's list of hazardous waste or clean up site, and not located on a Scenic Highway. Therefore, staff recommends that the Hearing Officer determine that the project is categorically exempt from CEQA. An environmental determination (Exhibit F – Environmental Determination) was issued for the project.

COMMENTS RECEIVED

A. County Department Comments and Recommendations

1. The Sheriff, in a letter received by Staff on May 17, 2026, did not advocate support or opposition to the request.

B. Other Agency Comments and Recommendations

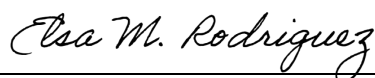
Staff has not received any comments at the time of report preparation.

C. Public Comments

Staff has not received any comments at the time of report preparation.

Report

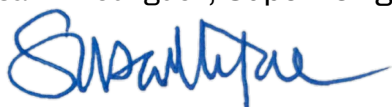
Reviewed By:



Elsa M. Rodriguez, Supervising Regional Planner

Report

Approved By:

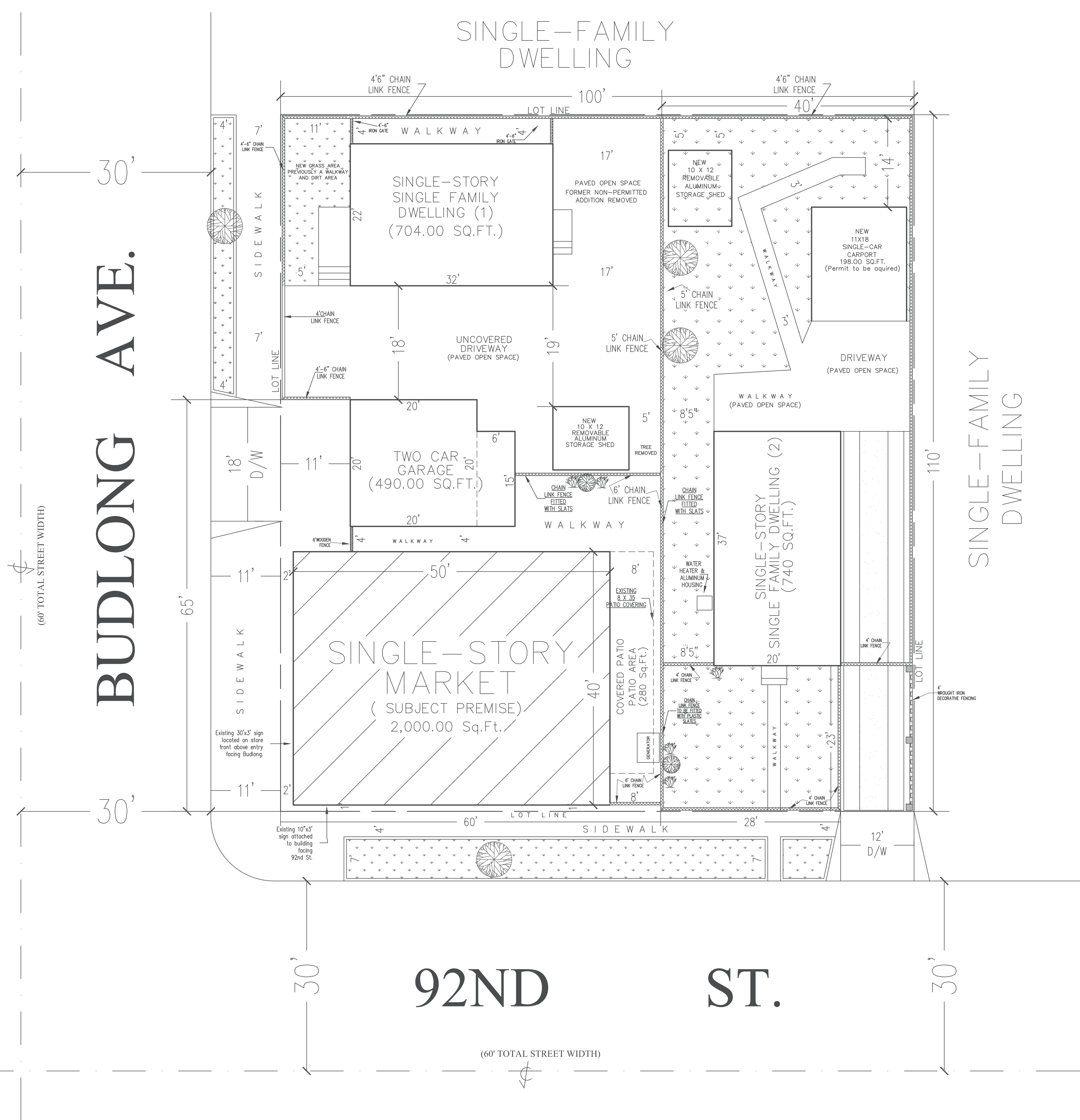


Susan Tae, Assistant Deputy Director

LIST OF ATTACHED EXHIBITS

EXHIBIT A	Plans
EXHIBIT B	Project Summary Sheet
EXHIBIT C	Draft Findings
EXHIBIT D	Draft Conditions of Approval
EXHIBIT E	Applicant's Burden of Proof

EXHIBIT F	Environmental Determination
EXHIBIT G	Informational Maps
EXHIBIT H	Photos
EXHIBIT J	Agency Correspondence



SITE DESCRIPTION

Parking Provided	
No On-Site Parking Provided	
Area Calculations	
Subject Premise	= 2,000.00 Sq.Ft.
Existing Covered Patio	= 280.00 Sq.Ft.
Existing 2 Car Garage	= 490.00 Sq.Ft.
Existing Single Fmy. Dwelling (1)	= 704.00 Sq.Ft.
Existing Single Fmy. Dwelling (2)	= 740.00 Sq.Ft.
Existing Single Car Carport	= 198.00 Sq.Ft.
Total Existing Buildings (Structural)	= 4,412.00 Sq.Ft.
Existing Landscaping	= 2402.76 Sq.Ft.
Total Lot Area	= 11,000.00 Sq.Ft.

Lot Coverage Calculations	
Subject Premise	= 25% of Total Lot Coverage
Total Existing Buildings (Structural)	= 40% of Total Lot Coverage
Total Landscaping	= 21.84 % of Total Lot Coverage

GRIDER & HAMILTON'S SUNNY SIDE NO.2, S 110 FT. OF LOT 60 (M.B. 6-88)

ZONING & LANDUSE SOLUTIONS
6285 E. SPRING ST. #306N
LONG BEACH, CA 90808
(562) 841-2188

PLOT PLAN
LOUIE'S MARKET
SITUS: 9136 BUDLONG AVE.
LOS ANGELES, CA 90044

BUSHES & SHRUBS

TREES

HIDDEN LINES

GRASS AREAS

5'20'

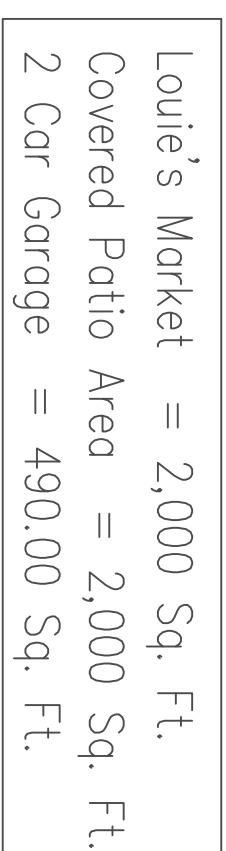
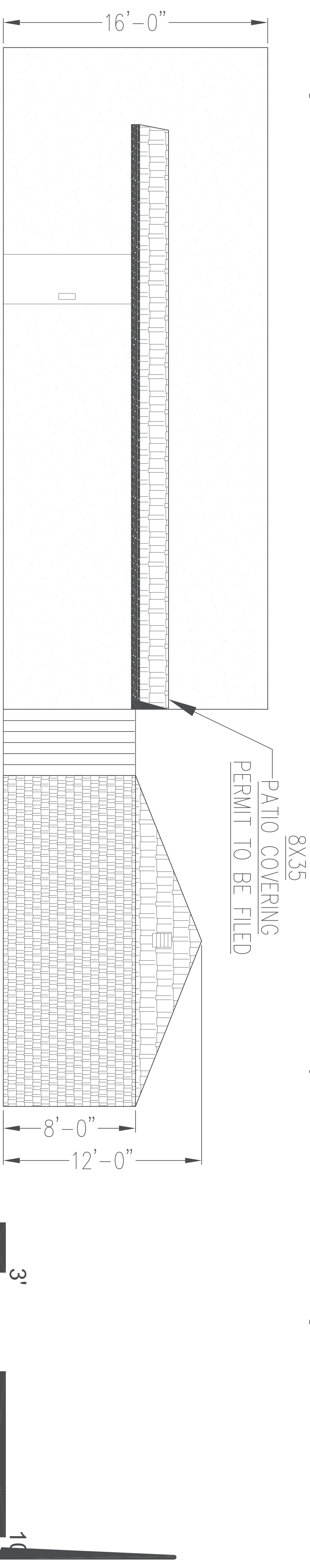
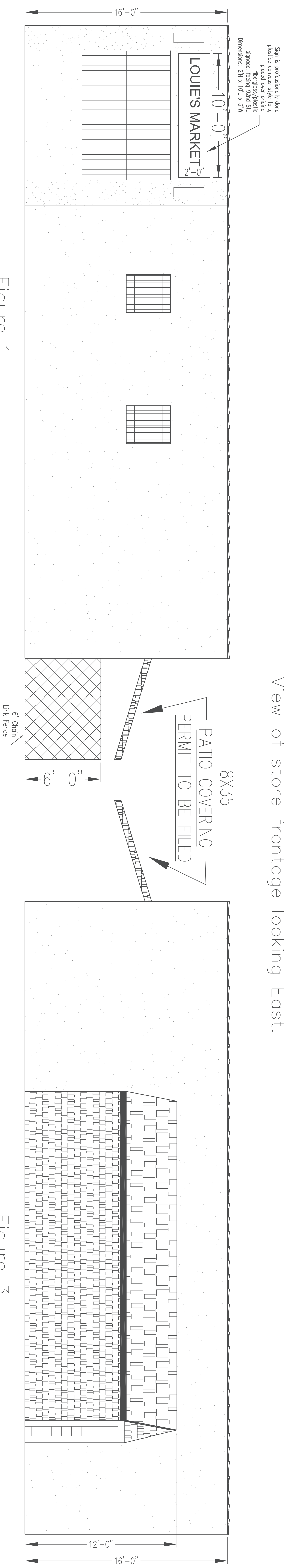
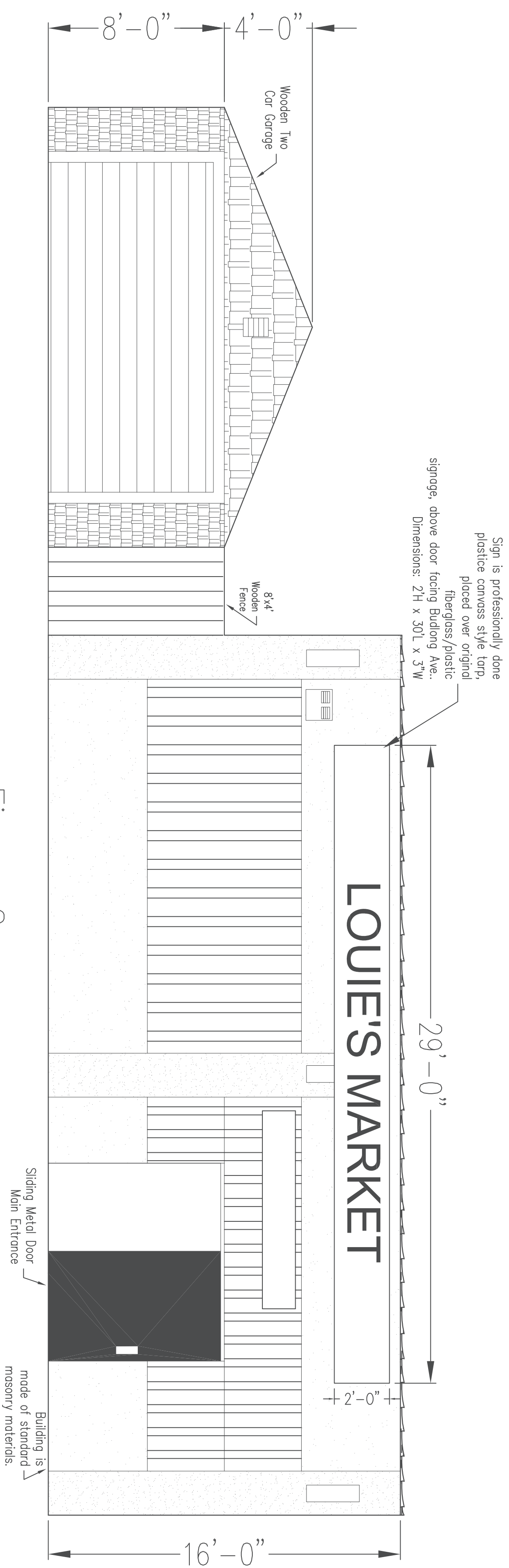
1'10'

GRAPHIC SCALE

APN: 6047-020-044

NORTH

CASE No:
DATE: JANUARY 25, 2012
SCALE: 1/8" = 1'
CAD BY: E.R. ODOM



SUBJECT PROPERTY = 2,000 Sq. Ft.

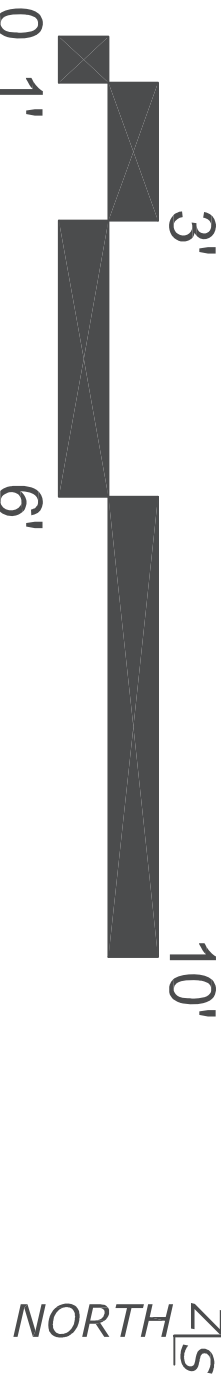
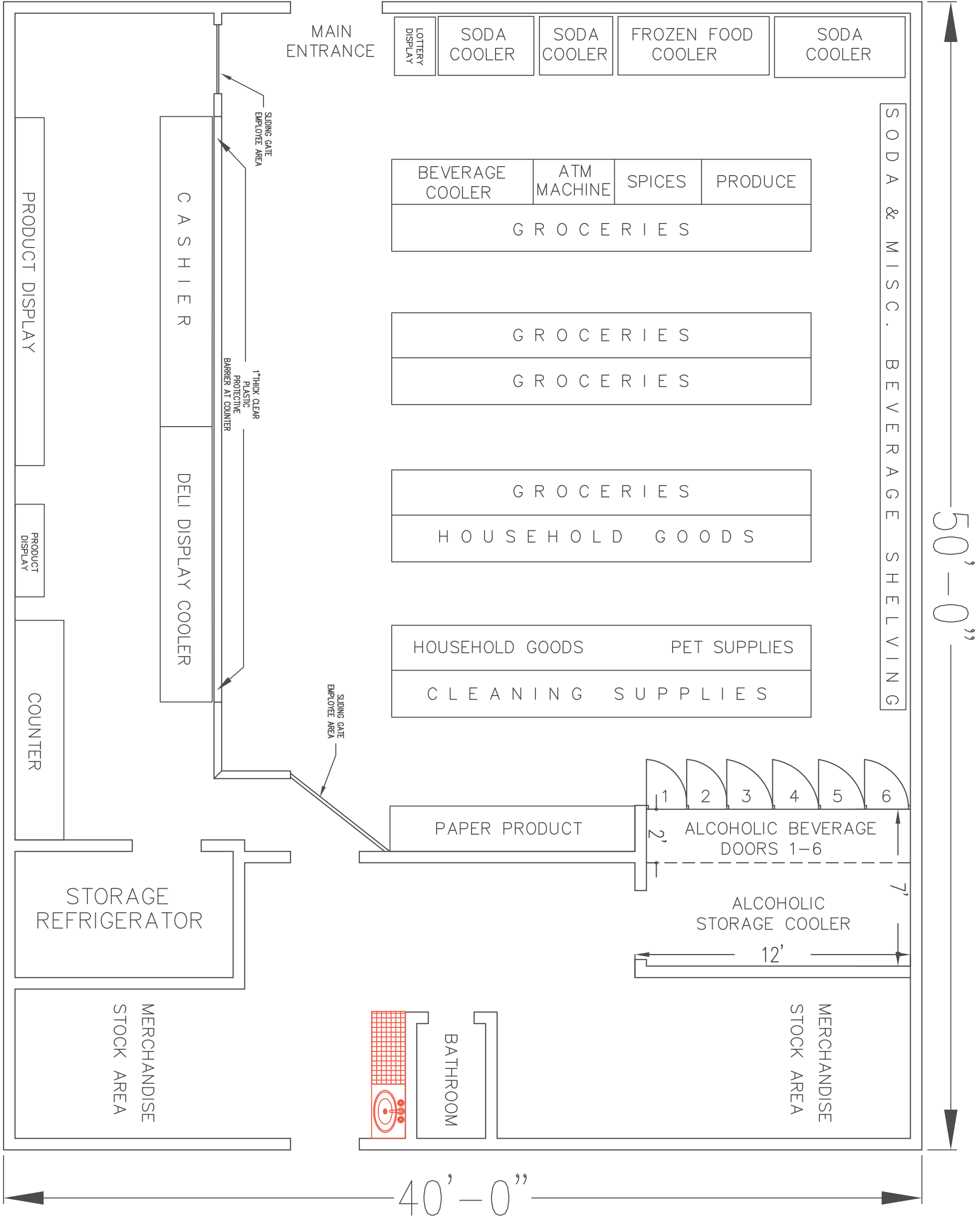
NOTE:

COLD BEER & WINE DISPLAY AREA = 84.00 SQ.FT.
TOTAL MARKET SQUARE FOOTAGE = 2,000.00 SQ.FT.
PERCENTAGE OF TOTAL SHELF SPACE = %

LEGAL: GRIDER & HAMILTON'S SUNNY SIDE NO.2, S. 110 FT. OF LOT 60 (M.B.6-88)

ZONING & LANDUSE SOLUTIONS
6285 E. SPRING ST. #306N
LONG BEACH, CA 90808
(562) 841-2188

FLOOR PLAN
LOUIE'S MARKET
9136 BUDLONG AVE.
LOS ANGELES, CA 91606



GRAPHIC SCALE

APN: 6047-020-044

CASE No:
DATE: JANUARY 25, 2012
SCALE: 1/4" = 1'
CAD BY: E.R. ODOM

**PROJECT NUMBER**

2022-002216-(2)

HEARING DATE

July 21, 2026

REQUESTED ENTITLEMENTNonconforming Review ("NCR") No.
RPPL2022006869

PROJECT SUMMARY

OWNER / APPLICANTVictor and Karen Louie Family Trust, Owner
Phillip Louie, Applicant**MAP/EXHIBIT DATE**

January 25, 2012

PROJECT OVERVIEW

The Project is for the continued operation and maintenance of an existing neighborhood market (Melody Market, formally "Louie's" Market), which sells essential groceries such as canned goods, cleaning supplies, prepackaged food, and alcoholic beverages (beer and wine only) for off-site consumption. The Project Site includes 2000 square-foot market and two existing residential units. The hours of operation are 9:00 a.m. to 9:00 p.m., Monday through Sunday. The continued operation of the neighborhood market was previously authorized by Nonconforming Review Case No. 200900016 on February 7, 2012. There are no proposed changes, expansions, or improvements to the Project Site.

LOCATION

9136 S. Budlong Avenue, West Athens-Westmont

ACCESS

Budlong Avenue

ASSESSORS PARCEL NUMBER

6047-020-044

SITE AREA

0.25 Acres

GENERAL PLAN / LOCAL PLAN

West Athens-Westmont Community Plan*

ZONED DISTRICT

West Athens-Westmont

PLANNING AREA

Metro

LAND USE DESIGNATION

RD3.1

ZONE

R-2 (Two-Family Residence)

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

N/A

APPLICABLE STANDARDS DISTRICT

West Athens-Westmont CSD

ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption – Existing Facilities

KEY ISSUES

- Consistency with the Los Angeles County General Plan
- Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
 - Section 22.222.200 (Findings and Decisions)
 - Section 22.172.060 (Nonconforming Uses, Building and Structures)
 - Section 22.18.040 (Development Standards for Residential Zones)
 - Section 22.364.100 (West Athens-Westmont Community Standards District)

CASE PLANNER:

Susan Zermeno

PHONE NUMBER:

(213) 719-3066

E-MAIL ADDRESS:

szermeno@planning.lacounty.gov

* Note: The NCR application was deemed complete prior to the adoption of the Metro Area Plan on May 20, 2024. 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 project applicant elected to have the complete NCR application be subject to the land use policies and zoning regulations in effect at the time it was submitted on June 15, 2022.

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
FINDINGS OF THE HEARING OFFICER
AND ORDER
PROJECT NO. 2022-002216-(2)
NONCONFORMING REVIEW NO. RPPL2022006869

RECITALS

1. **HEARING DATE.** The Los Angeles County ("County") Hearing Officer conducted a duly-noticed public hearing in the matter of Nonconforming Review No. **RPPL2022006869** ("NCR") on July 21, 2026.
2. **HEARING PROCEEDINGS.** *Reserved*
3. **ENTITLEMENT REQUESTED.** The Permittee, Phillip Louie ("Permittee"), requests the NCR to authorize the continued operation and maintenance of an existing neighborhood market now known as "Melody's Market" (formally "Louie's Market"), on property located at 9136 S. Budlong Avenue in the unincorporated community of West Athens-Westmont ("Project Site") in the R-2 (Two-Family Residence) Zone pursuant to Los Angeles County Code ("County Code") Section 22.172.060 (Nonconforming Uses, Buildings and Structures).
4. **LOCATION.** The Project is located at 9136 S. Budlong Avenue within the West Athens-Westmont Zoned District and the Metro Planning Area.
5. **PREVIOUS ENTITLEMENTS.**

CASE NO.	REQUEST	DATE OF ACTION
Nonconforming Review ("NCR") No. 200900016	Continued operation of existing market	Approved February 7, 2012
NCR No. 85013	Continued operation of existing market	Approved February 18, 1986
Zone Exception No. 9378	Continued operation of existing market	Approved March 11, 1970

6. **LAND USE DESIGNATION.** The Project Site is currently located within the H18 (Residential 18) land use category of the West Athens Westmont Community Plan ("Community Plan"), a component of the General Plan, However the NCR application for the Project was deemed complete on June 15, 2022, prior to the adoption of the Metro Area Plan on May 20, 2024, a component of the General Plan. 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 project applicant elected to have the application be subject to the land use policies and zoning

regulations in effect at the time it was submitted, which was RD 3.1 (Two-Family Residence).

7. **ZONING.** The Project Site is located in the West Athens -Westmont Zoned District and is currently zoned R-2. Pursuant to County Code Section 22.172.060 (Review of Amortization Schedule or Substitution of Use), an NCR is required for the continued operation and maintenance of a legally established nonconforming neighborhood market in the R-2 Zone.

8. SURROUNDING LAND USES AND ZONING

LOCATION	WEST ATHENS/ WESTMONT COMMUNITY PLAN LAND USE POLICY	ZONING	EXISTING USES
NORTH	RD 3.1	R-2	Single-Family Residence (“SFR”), Multi-Family Residences (“MFR”)
EAST	RD 3.1	R-2	SFR and MRF
SOUTH	RD 3.1	R-2	SFR and MRF
WEST	RD 3.1	R-2	SFR and MRF

9. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The Project Site is 0.25 gross acres in size and consists of one legal lot. The Project Site is a rectangular in shape with a flat topography and is located on a corner lot. The Project Site is developed with a 2,000-square-foot neighborhood market with a detached garage as well as two detached single-family dwellings and a single-vehicle carport.

B. Site Access

The Project Site is accessible to pedestrians via Budlong Avenue, a 60-foot-wide public street/Local Street on the County Master Plan of Highways to the east.

C. Site Plan

The site plan depicts a 0.25-gross acre lot developed with an existing single-story 2,000-square-foot commercial use building and two detached residences. One single-family dwelling is 704 square feet, and the other single-family dwelling is 740-square-feet. The two-car detached garage is 490 square feet, with a single-car carport measuring 198 square feet. The property is enclosed with a five-foot chain link fence. The front entrance to the commercial building faces west.

D. Parking

The Project Site was developed in 1916, prior to current parking requirements. The site plan depicts two-vehicle garages and one covered carport vehicle parking space.

10. CEQA DETERMINATION. Prior to the Hearing Officer's public hearing on the Project, County Department of Regional Planning ("LA County Planning") staff ("Staff") determined that the Project qualified for a Class 1, Existing Facilities, categorical exemption from the California Environmental Quality Act (Public Resources Code section 21000, et. Seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, because the Project involves the continued operation and maintenance of an existing nonconforming neighborhood market, which does not include any expansion in floor area or intensification. The Project is not located within or near a historical resource, a hazardous waste site, a scenic highway, or within a Significant Ecological Area. There are no significant effects due to unusual circumstances, and no cumulative impacts are anticipated. Therefore, no exceptions to the categorical exemption apply to the Project per CEQA Guidelines Section 15300.2.

11. COMMUNITY OUTREACH. Prior to the publication of the Report to the Hearing Officer dated July 9, 2026, Staff is not aware of community outreach conducted for the Project.

12. PUBLIC COMMENTS. Prior to the publication of the Report to the Hearing Officer, dated July 9, 2026, Staff received no public comments.

13. AGENCY RECOMMENDATIONS.

A. The Los Angeles County Sheriff's Department, in a letter received on May 17, 2026, did not advocate support or opposition to the request.

14. LEGAL NOTIFICATION. Pursuant to County Code Section 22.222.120 (Public Hearing Procedure), the community was properly notified of the public hearing by mail, and newspaper Daily Journal and property posting. Additionally, the Project was noticed and case materials were available on LA County Planning's website. On June 11, 2026, a total of 130 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site, as well as nine notices to those on the courtesy mailing list for the West Athens-Westmont Zoned District and to any additional interested parties.

GENERAL PLAN CONSISTENCY FINDINGS

15. LAND USE POLICY. While the Project is a request to authorize the continued operation and maintenance of a nonconforming neighborhood market, the Hearing Officer finds that the Project is consistent with the RD 3.1 land use designation. The RD 3.1 land use designation is intended for single-family and two-family residences, such as the two single-family residential units on the Project Site. The maximum density for the Project Site is three dwelling units, and two residences exist, which is consistent

with the RD 3.1 land use designation from the West Athens/Westmont Community Plan. The Hearing Officer finds that the Project promotes the continuance of a community-serving use that serves residents and is compatible with the low to medium density character of the neighborhood.

16. GOALS AND POLICIES – GENERAL PLAN. The Hearing Officer finds that the Project is consistent with the goals and policies of the General Plan:

- *Goal Land Use (“LU”) 5: Vibrant, livable, and healthy communities with a mix of land uses, services and amenities.*

This Project is consistent with Goal LU5, which seeks to provide a mix of land uses, services, and amenities. The market contributes to the variety and diversity of community-serving uses in the area.

- *Policy LU 5.2: Encourage a diversity of commercial and retail services, and public facilities at various scales to meet regional and local needs.*

The continued operation of a market in a mostly residential area contributes to meeting the local shopping needs of the community on a neighborhood scale.

- *Policy LU 5.3: Support a mix of land uses that promote bicycle and walking and reduce Vehicle Miles Travelled (VMTs).*

The continued operation of a market in proximity to residential areas maintains an option for daily purchases for surrounding residents without relying on vehicles to purchase basic items. The market also provides the surrounding residents with an option to purchase prepared food without the need for a vehicle.

17. GOALS AND POLICIES – COMMUNITY PLAN. The Hearing Officer finds that the Project is consistent with the goals and policies of the Community Plan:

- *Economic Goals – 1. To retain and expand the number of small businesses.*

This small neighborhood market serves the community and has been operating as a small business since 1916.

- *Economic Goals – 2. To increase employment opportunities, particularly among minority populations.*

The neighborhood market currently employs 4 local residents on a rotating schedule. The store hours are from 9:00 a.m. to 9:00 p.m., seven days a week.

ZONING CODE CONSISTENCY FINDING

18. PERMITTED USE IN ZONE. The Hearing Officer finds that the Project is consistent with the R-2 zoning classification because a neighborhood market with legally established prior to the current zoning on the property and may be permitted to

continue operating with an NCR pursuant to County Code Section 22.172.060 (Review of Amortization Schedule or Substitution of Use).

19. **REQUIRED YARDS.** The Hearing Officer finds that the Project is not consistent with the standards identified in County Code Section 22.18.040-A (Development Standards for Residential Zone), which requires a 20-foot front yard setback, 10-foot reverse corner side yard setback, five-foot interior side yard setback, and a 15-foot rear yard setback. The Project is legal nonconforming with respect to these standards because the existing front yard setback is two feet, the reverse corner side yard setback is less than 10 feet, the interior side yard is consistent with a 12-foot side yard requirement, with no rear yard setback requirement.
20. **HEIGHT.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.18.040.D.1 (Development Standards for Residential Zones), which requires that buildings and structures shall not exceed a height of 35 feet above ground. The building is 15 feet and therefore does not exceed the height limit.
21. **PARKING.** The Hearing Officer finds that the Project is consistent with NCR No. 200900016, which approved the neighborhood market with the existing two residences with two covered vehicle parking spaces and one covered carport vehicle parking space. Additionally, the Project is located within a half mile of a major transit stop and is exempt from current parking requirements.
22. **SIGNS.** The Hearing Officer finds that the Project is not consistent with the standard identified in County Code Section 22.114.110 (Wall Business Signs) as wall business signs are not allowed in the R-2 Zone. However, the existing 29-feet by two-feet sign was approved by previous approval NCR No. 200900016, and therefore, is legal conforming with respect to this standard.
23. **COMMUNITY STANDARDS DISTRICT.** The Hearing Officer finds that the Project is not consistent with the standards identified in County Code Section 22.348.070 (West Athens-Westmont Community Standards District) ("CSD") regarding the landscaping requirements of requiring a minimum of 50 percent of the front yard shall be landscaped and maintained with grass, shrubs, and/or trees. The Project front yard is concrete and there is no landscaping, other than a few trees located in the rear of the lot; however, the structures have existed since 1916. Therefore, this Project is a legal nonconforming with respect to the West Athens-Westmont CSD landscaping requirements.
24. **TREE PLANTING.** The Hearing Officer finds that the Project is not consistent with the standards identified in County Code Section 22.126 (Tree Requirements), which requires a minimum of two 15-gallon trees to be planted. The Project is an existing commercial building that was established in 1916 prior to tree planting requirements, and no new buildings, additions, or new parking areas are proposed. Therefore, this Project is legal nonconforming with respect to this standard.

NON-CONFORMING REVIEW FINDINGS

25. **The Hearing Officer finds that to require cessation of such use, building or structure would impair the property rights of any person to such an extent as to be an unconstitutional taking of property.** Requiring the neighborhood market to cease operations would cause a disproportionate burden to the Permittee. The market was legally established and has operated on the Project Site since 1916. The continued operation of this neighborhood market is not expected to result in substantial adverse effects or pose public health and safety concerns to the surrounding area due to the market's longevity in the community. The previous zoning violations cases at the Project Site were for the operation and maintenance of a nonconforming market without LA County Planning approval, and unpermitted tarp have all been corrected and closed. This neighborhood market was previously approved by NCR No. 2009-00016 on February 7, 2012, which permitted the nonconforming market to continue operating. The Hearing Officer finds that allowing the continuance of this use is consistent with applicable goals and policies of the General Plan.
26. **The Hearing Officer finds that such use, building or structure does not now and will not during the extension period requested: i. Adversely affect the health, peace or welfare of persons residing or working in the surrounding area, or ii. Be materially detrimental to the use, enjoyment, or valuation of the property of other persons located in the vicinity of the site, or iii. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.** The Project is located within the RD 3.1 land use designation of the West Athens/Westmont Community Plan, which describes areas suited predominantly for single-family residences and two-family residences. The neighborhood market at the Project Site was built in 1916, predating the General Plan, and is a nonconforming use due to the zoning requirements. The building is compatible with the low and medium density residential character of the neighborhood. It is a local neighborhood-serving use that integrates well with the surrounding land uses. The neighborhood market has been well maintained over the years and there are no proposed changes, expansions or improvements to the Project Site. Therefore, the Project will not increase traffic in a manner that could result in impacts to the surrounding community.
27. **The Hearing Officer finds that it is not necessary to impose a grant term for the NCR.** The neighborhood market has operated on the Project Site since 1916 without any major reported issues. A grant term is not necessary for the NCR given the compatibility between the Project and the surrounding land uses because this neighborhood market has been a fixture in the community and been in existence since 1916, and per the Land Use Policy of the West Athens/Westmont Community Plan, states, "Promote the preservation, maintenance, and enhancement of existing residential neighborhoods" in which this market satisfies.

Pursuant to NCR Condition No. 13, the Regional Planning Commission or a Hearing Officer, after conducting a public hearing, can subsequently revoke or modify the NCR if the business violates its conditions or if the business is otherwise detrimental to the public's health or safety or operates as a nuisance.

ENVIRONMENTAL FINDINGS

28. The Hearing Officer finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15301, (Class 1, Existing Facilities Categorical Exemption). The Project consists of the continued operation and maintenance of an existing nonconforming neighborhood market. There are no exceptions to the exemption because the Project is not located in an environmentally sensitive area, there are no historical resources on the Project Site, and the Project Site is not listed in the California Department of Toxic substances Control's list of hazardous waste or clean up sites and not located on a Scenic Highway.

ADMINISTRATIVE FINDINGS

LOCATION OF DOCUMENTS. The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at LA County Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Metro Development Services Section, LA County Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan.
- B. To require the cessation of the proposed use building or structure would impair the property rights of any person to such an extent as to be an unconstitutional taking of the property.
- C. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- D. The Hearing Officer finds that it is not necessary to impose a grant term for the NCR.

THEREFORE, THE HEARING OFFICER:

- 1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15301 (Class 1, Existing Facilities Categorical Exemption); and
- 2. Approves **NONCONFORMING REVIEW NO. RPPL2022006869**, subject to the attached conditions.

PROJECT NO. 2022-002216-(2)
NONCONFORMING REVIEW NO. RPPL2022006869

EXHIBIT C
FINDINGS
PAGE 8 OF 8

ACTION DATE: July 21, 2026

MG:EMR:SZ

June 25, 2026

c: Zoning Enforcement, Building and Safety

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

DRAFT CONDITIONS OF APPROVAL
PROJECT NO. PRJ2022-006869-(2)
NONCONFORMANCE REVIEW NO. RPPL2022002216

PROJECT DESCRIPTION

The project is the continued and maintenance of an existing neighborhood market ("Project") subject to the following conditions of approval:

GENERAL CONDITIONS

1. **Permittee.** Unless otherwise apparent from the context, the term "Permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. **Affidavit of Acceptance.** This grant shall not be effective for any purpose until the Permittee, and the owner of the subject property if other than the Permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("LA County Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7. Notwithstanding the foregoing, Condition No. 2 and Condition Nos. 4, 5 and 11 shall be effective immediately upon the date of decision of this grant by the County.
3. **Date of Final Approval.** Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to County Code Section 22.222.230 (Effective Date of Decision and Appeals).
4. **Indemnification.** The Permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code section 65009 or any other applicable limitations period. The County shall promptly notify the Permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the Permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the Permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. **Litigation Deposit.** In the event that any claim, action, or proceeding as described above is filed against the County, the Permittee shall within ten days of the filing make an initial deposit with LA County Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in LA County Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to Permittee or Permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the Permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the Permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the Permittee according to Current County Code Section 2.170.010 (Fees for Providing County Records).

6. **Invalidation.** If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. **Recordation.** Prior to the use of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk (i.e. Recorder's Office). In addition, upon any transfer or lease of the property during the term of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. **Grant Term Expiration. This Nonconforming Review ("NCR") does not have a grant term. However, this NCR may be revoked pursuant to Condition 13 below.**
9. **Accessory Commercial Unit – Other Permitted Uses.** The 2,000-square-foot nonconforming neighborhood market, which is detached from two single-family residences, is functionally equivalent to an "Accessory Commercial Unit," which is defined by County Code Section 22.14.010-A as "a commercial use that is subordinate to the principal use and contained within, attached to, or detached from a residential structure on a residential-zoned lot and is open to customers, clients, or patrons." Therefore, the 2,000-square-foot tenant space may be occupied by any other permitted use listed in County Code Table 22.364.070-A with the approval of a Revised Exhibit "A" in accordance with County Code Chapter 22.184 (Revised Exhibit "A"s). Otherwise, entitlement to any other use in the 2,000-square-foot tenant space, and/or any expansion of the tenant space, shall be subject to the County Code regulations in effect at the time.

Notwithstanding the prohibition of alcoholic beverage sales in County Code Table 22.364.070-A, if the 2,000-square-foot tenant space is subsequently occupied by any other permitted use listed in that table, the other permitted use may continue to sell beer and wine pursuant to a Type 20 California Department of Alcoholic Beverage Control ("ABC") License and the tenant space's deemed-approved status in accordance with County Code Section 22.140.030.H (Alcoholic Beverage Sales – Deemed-Approved Uses) and Condition 10, below.

10. **Deemed-Approved Alcoholic Beverage Sales.** Although this NCR only authorizes the continued operation and maintenance of an existing nonconforming

neighborhood market because the sale of beer and wine is allowed pursuant to the tenant space's deemed-approved status, the sale of beer and wine is regulated by County Code Section 22.140.030.H (Alcoholic Beverage Sales – Deemed-Approved Uses). The deemed-approved status is subject to the performance standards in Current County Code Section 22.140.030.I (Alcoholic Beverage Sales – Performance Standards for Deemed-Approved Uses) and may be revoked pursuant to County Code Section 22.140.030.J (Revocation of Deemed-Approved Status). In addition, the nonconforming neighborhood market, and any subsequent other permitted use allowed by Condition 8 above, may lose its deemed-approved status pursuant to County Code Section 22.140.030.H.2. If the deemed-approved status is lost, the sale of alcoholic beverages may only occur pursuant to the County Code regulations in effect at that time.

11. **Expiration.** This grant shall expire unless used within ninety (90) days from the date of final approval of the grant. A single thirty (30) day time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date. For the purpose of this provision, continued operation of the nonconforming neighborhood market and satisfaction of Condition No. 2 shall be considered use of this grant.
12. **Inspections.** The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the Permittee to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement of or any other encumbrance on the property shall exempt the Permittee and/or property owner from compliance with these conditions and applicable regulations. If inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the Permittee shall be financially responsible and shall reimburse LA County Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be **\$470.00** per inspection, **or the current recovery cost** established by LA County Planning at the time any additional inspections are required, whichever is greater.

Inspections may be unannounced. Inspections may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS). Use of a UAS requires the consent of the Permittee pursuant to LA County Planning's UAS Policy, which may be updated from time to time, and which shall be provided to the Permittee upon request.

13. **Revocation.** Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to County Code Chapter 22.238 (Modifications and

Revocations). Failure of the Permittee to cease any development or activity not in full compliance shall be a violation of these conditions and may result in revocation.

14. **County Fire Code.** All development pursuant to this grant shall comply with the requirements of Title 32 (Fire Code) of the County Code to the satisfaction of the County Fire Department.
15. **County Public Works Requirements.** All development pursuant to this grant shall comply with the requirements of the County Department of Public Works to the satisfaction of said department.
16. **County Public Health Requirements.** All development pursuant to this grant shall be developed and maintained in compliance with all requirements of the County Department of Public Health.
17. **Exhibit "A."** All development pursuant to this grant shall comply with the requirements of Title 22 (Planning and Zoning) of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of LA County Planning ("Director").
18. **Maintenance.** The Permittee shall maintain the subject property in a neat and orderly fashion. The Permittee shall maintain free of litter all areas of the premises over which the Permittee has control.
19. **Graffiti.** All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by LA County Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the Permittee shall remove or cover said markings, drawings, or signage within 48 hours, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

20. **Revisions to the Exhibit "A".** The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **an electronic copy** of a modified Exhibit "A" shall be submitted to LA County Planning by **August 21, 2026**.
21. **Subsequent Revisions to the Exhibit "A."** In the event that subsequent revisions to the approved Exhibit "A" are submitted, the Permittee shall submit **a digital copy** of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

22. **Conditions of Approval Maintained on the Premises.** The conditions of this grant shall always be retained on the premises and shall be immediately produced upon request by any County Sheriff, or LA County Planning staff ("Staff"). The manager and all employees of the facility shall be knowledgeable of the conditions herein. Violation of the conditions herein may subject the use to the provisions of County Code Chapter 22.238 (Modifications and Revocations).

PERMIT-SPECIFIC CONDITIONS – SUBSTANTIAL CONFORMANCE REVIEW

23. **Scope of Approval.** This grant shall authorize the continued operation of a nonconforming neighborhood market.
24. **Termination of Nonconforming Status.** The right to operate the nonconforming neighborhood market, or any subsequent functionally equivalent use(s) in accordance with Condition 9, above, shall be subject to the regulations set forth in Current County Code Section 22.364.070.A.2.b, and 22.172.050.A (Termination by Discontinuance).
25. **Alterations or Additions.** Approval of this grant does not permit construction, alteration, enlargement, or expansion of any structures, or any modification of use, except as may be authorized by County Code Chapter 22.172 (Nonconforming Uses, Buildings and Structures). Any modification, addition, or enlargement allowed by said Chapter 22.172 shall require a Revised Exhibit "A" pursuant to County Code Chapter 22.184 (Revised Exhibit "A"s).
26. **Exterior Lighting.** Lighting fixtures provided on-site shall be full cutoff, hooded, and shielded, and shall confine light spread on-site as much as possible and not impact surrounding or neighboring properties, to the satisfaction of the Director. The type and location of site and building lighting shall preclude direct glare onto adjoining property, streets, or skyward, to the satisfaction of the Director.
27. **Address Number Sign.** A numbering address sign, in compliance with County Code Chapter 22.114 (Signs), shall be located at the front of the building in a location clearly visible from the property grounds and the nearest public street, to the satisfaction of the Director.
28. **Signage.** One wall or projecting business sign, not to exceed 30 square feet in sign area, shall be permitted, provided no illumination is used. Roof and freestanding business signs are prohibited.
29. **Prohibited Signs.** Temporary signs or banners shall not be displayed on the exterior walls, windows, fascia of the building, or on any fence or wall. The placement of portable signs on the lot or in the public right-of-way is prohibited.
30. **Temporary Window Signs.** Temporary window signs shall comply with Title 22 of the County Code and the view into the interior of the use from any parking lot, public street, or other right-of-way shall not be otherwise obstructed by refrigerator cases, promotional displays, equipment, or any other items.

31. **Loitering.** Loitering, including loitering by employees of the nonconforming neighborhood market, shall be prohibited on or within the immediate vicinity of the subject property, including adjacent public and private parking lots, public sidewalks, alleys, and other public rights-of-way. Signage in compliance with Current County Code Chapter 22.114 (Signs) shall be placed on the exterior of the premises indicating said prohibition. Employees shall be instructed to enforce these regulations and to call local law enforcement if necessary.

PROJECT SITE-SPECIFIC CONDITIONS

32. **Hours of Operation.** The hours of operation shall be limited to 9:00 a.m. to 9:00 p.m., seven days a week. Loading, unloading, and all maintenance activities shall be conducted within the hours of operation.
33. **Trash Collection.** Garbage and trash shall be stored in designated trash collection containers and enclosures which are not visible from the street.
34. **Outdoor Music.** No outdoor music shall be permitted at any time.
35. **Outdoor Activity.** No outdoor activity shall be permitted. No cleaning of machinery or equipment in the street is permitted.
36. **Outdoor Storage.** Outside storage or display shall not be permitted on the subject property.
37. **Outdoor Structures.** The following outdoor structures shall be prohibited when they are clearly visible from a public street:
- a. Donation boxes or bins, such as those for, but not limited to, the collection of clothing or items for donation or recycling.
 - b. Structures or machines that are internally illuminated, have moving parts, have flashing lights, or make noise, such as photo booths, fortune-telling machines, penny-crunching machines, video games, candy or toy dispensing machines, or the like.
 - c. Inanimate figures, such as statues or sculptures of animals or mannequins, cartoon figures, or human figures.
38. **Security Cameras.** On-site security cameras shall be maintained in good operating condition and shall be in operation for 24 hours each day. Footage from the security cameras shall be retained for at least 30 days and shall be made available to LA County Planning staff and/or law enforcement upon request.

NONCONFORMING REVIEW
STATEMENT OF FINDINGS

Pursuant to County Code Section 22.172.060.C: Findings and Conditions, the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

2.a To require cessation of such use, building or structure would impair the property rights of any person to such an extent as to be an unconstitutional taking of property.

THE MARKET HAS BEEN SERVING THE NEIGHBORHOOD SINCE 1927. IT'S PROVIDED A PLACE TO BUY FOOD AND NECESSITIES FOR FAMILIES IN THE AREA THAT'S WALKING DISTANCE AND NOT HAVE TO TRAVEL FAR FOR A NEEDED PURCHASE. FOR THE MARKET TO CEASE TO OPERATE AFTER SERVING THE AREA FOR THE PAST 94 YEARS WOULD DEPRIVE THE NEIGHBORHOOD OF A PLACE CLOSEBY TO BUY THEIR DAILY NECESSITIES WITHOUT THE BURDEN OF HAVING TO TRAVEL FURTHER AWAY FROM THEIR HOMES.

2.b Such use, building or structure does not now and will not during the extension period requested:

- I. Adversely affect the health, peace or welfare of persons residing or working in the surrounding area, or
- II. Be materially detrimental to the use, enjoyment, or valuation of the property of other persons located in the vicinity of the site, or
- III. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

THE REQUEST FOR THE CONTINUED USE OF THE MARKET IS BENEFICIAL TO THE NEIGHBORHOOD BECAUSE:

- i). THE MARKET IS AN ASSET TO THE AREA BY PROVIDING A PLACE NEARBY TO BUY FOOD AND GOODS TO MAINTAIN A HEALTHY HOUSEHOLD WITHOUT THE STRESS AND INCONVENIENCE OF HAVING TO TRAVEL FAR FROM THEIR HOMES.
- ii). HAVING THE MARKET IN THE NEIGHBORHOOD INCREASES THE VALUE AND DESIRABILITY OF LIVING IN THE AREA, BY BEING WITHIN WALKING DISTANCE FROM THE MARKET AND NOT HAVE TO TRAVEL OUT OF THE AREA FOR THEIR GROCERY NEEDS.

- iii). THE MARKET PROVIDES A FAMILIAR AND CONVENIENT PLACE CLOSEBY FOR RESIDENTS IN THE AREA TO BUY THEIR GROCERIES WITHOUT HAVING TO TRAVEL OUT OF THE AREA FOR THEIR GROCERIES.

IT HAS BEEN A VALUED PART OF THE NEIGHBORHOOD AND A WELCOMED FIXTURE IN THE AREA SINCE 1927.

THE MARKET HAS CONTINUED TO SERVE THE RESIDENTS IN THE NEIGHBORHOOD FOR ALMOST A CENTURY.

PROPOSED ENVIRONMENTAL DETERMINATION

DETERMINATION DATE: June 18, 2026
PROJECT NUMBER: 2022-002216
PERMIT NUMBER: Nonconformance Review No. RPPL2022006869
SUPERVISORIAL DISTRICT: 2
PROJECT LOCATION: 9136 S. Budlong Avenue, West Athens-Westmont
OWNER: Victor and Karen Louie Family Trust
APPLICANT: Phillip Louie
CASE PLANNER: Susan Zermeno, Senior Planner
Szermeno@planning.lacounty.gov

Los Angeles County ("County") completed an initial review for the above-mentioned Project. Based on examination of the Project proposal and the supporting information included in the application, the County proposes that an Exemption is the appropriate environmental documentation under the California Environmental Quality Act (CEQA). The project qualifies for a Class 1 Categorical Exemption under State CEQA Guidelines Section 15301 because the Project involves the continued operation and maintenance of an existing neighborhood market without any proposed changes, expansions, or improvements to the existing use. . The Project does not qualify for any exceptions to a Categorical Exemption because it is not located on a scenic highway or a hazardous waste site, is not known to contain historic resources, and will not have a significant or cumulative environmental impact.



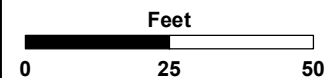
AERIAL IMAGERY

SITE-SPECIFIC MAP

PROJECT NO. PRJ2022-002216

NCR RPPL2022006869

Digital Ortho Aerial Imagery:
Los Angeles Region Imagery
Acquisition Consortium (LARIAC)
2025



LA COUNTY
PLANNING

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

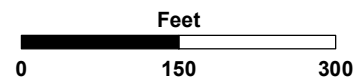
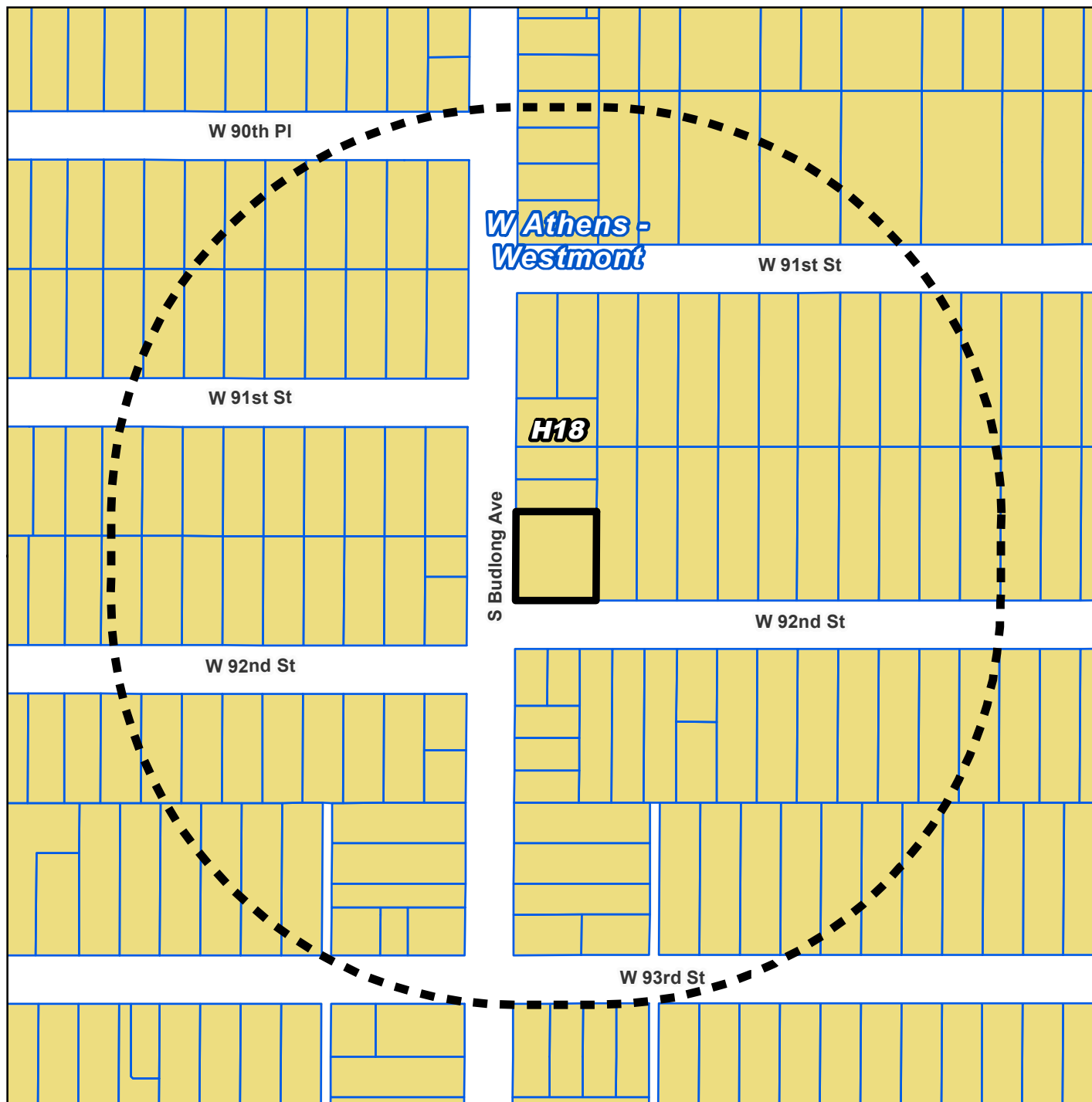
LAND USE POLICY

500-FOOT RADIUS MAP

PROJECT NO. PRJ2022-002216

NCR RPPL2022006869

 H18 - Residential 18



LA COUNTY
PLANNING

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

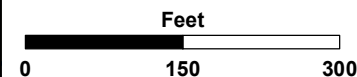
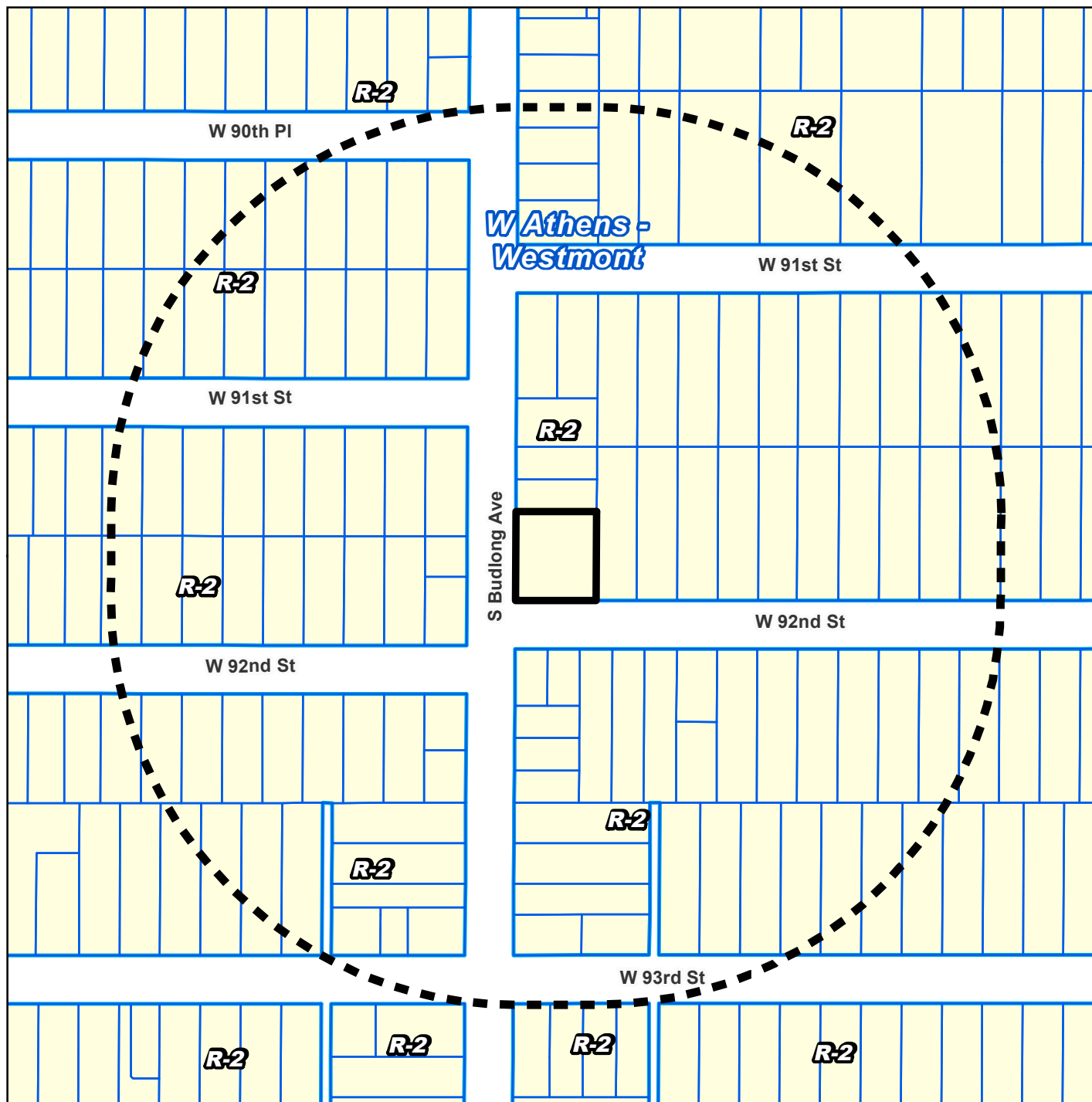
ZONING

500-FOOT RADIUS MAP

PROJECT NO. PRJ2022-002216

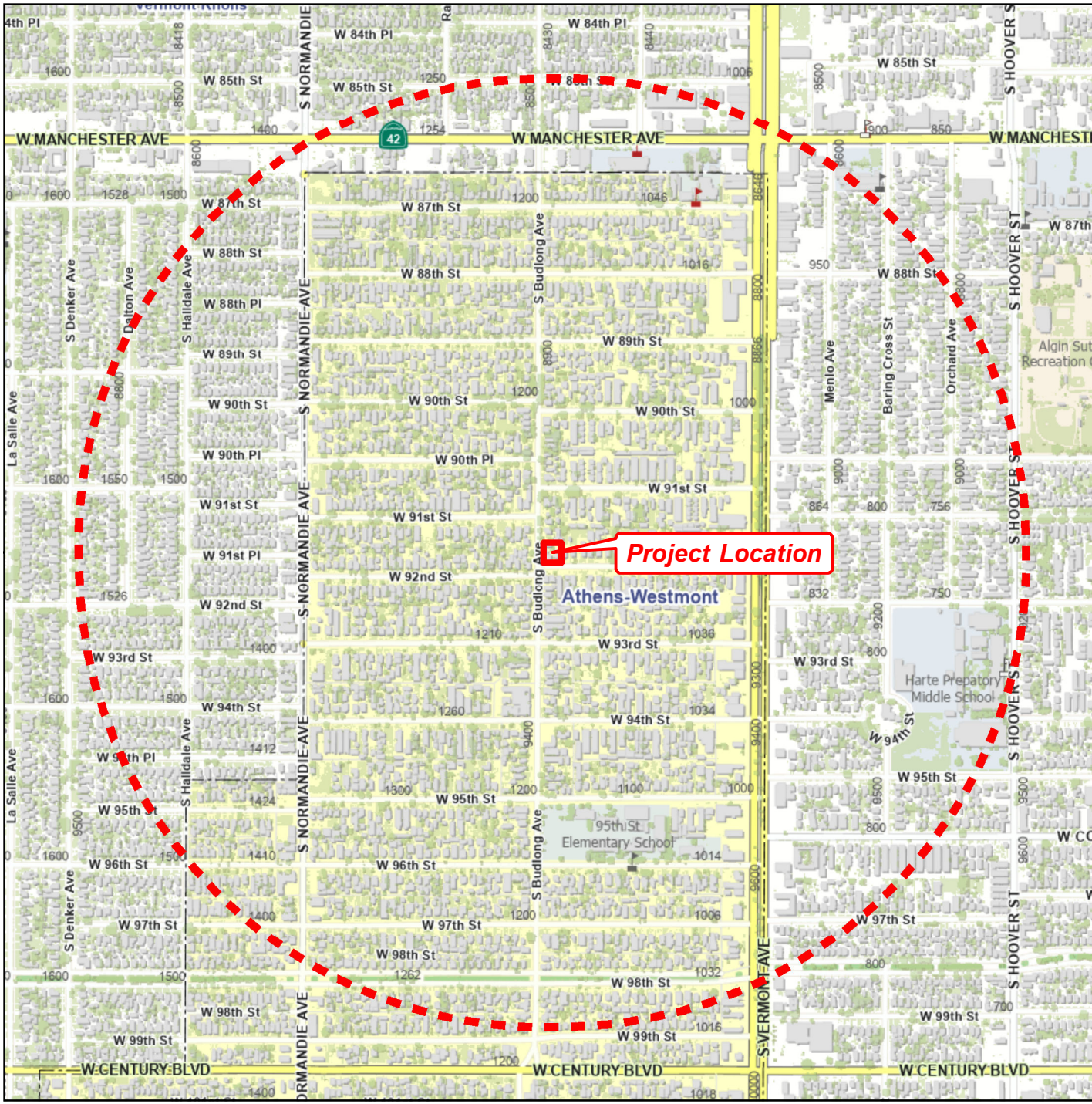
NCR RPPL2022006869

 R-2 - Two-Family Residence



LA COUNTY
PLANNING

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012



HALF-MILE RADIUS

LOCATOR MAP

PROJECT NO. PRJ2022-002216
NCR RPPL2022006869



Feet
0 600 1,200

LA COUNTY PLANNING

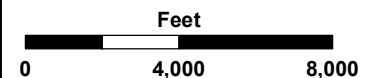
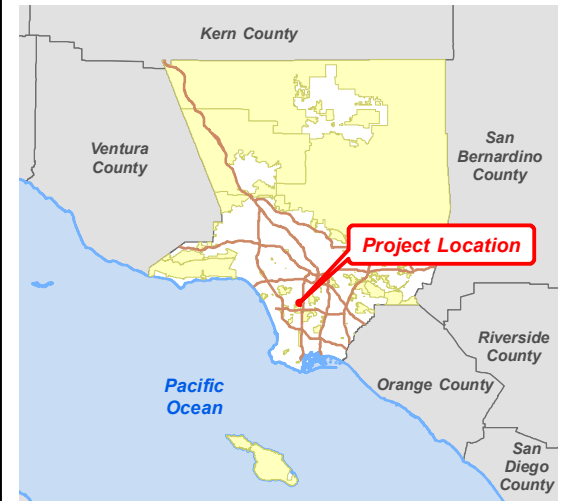
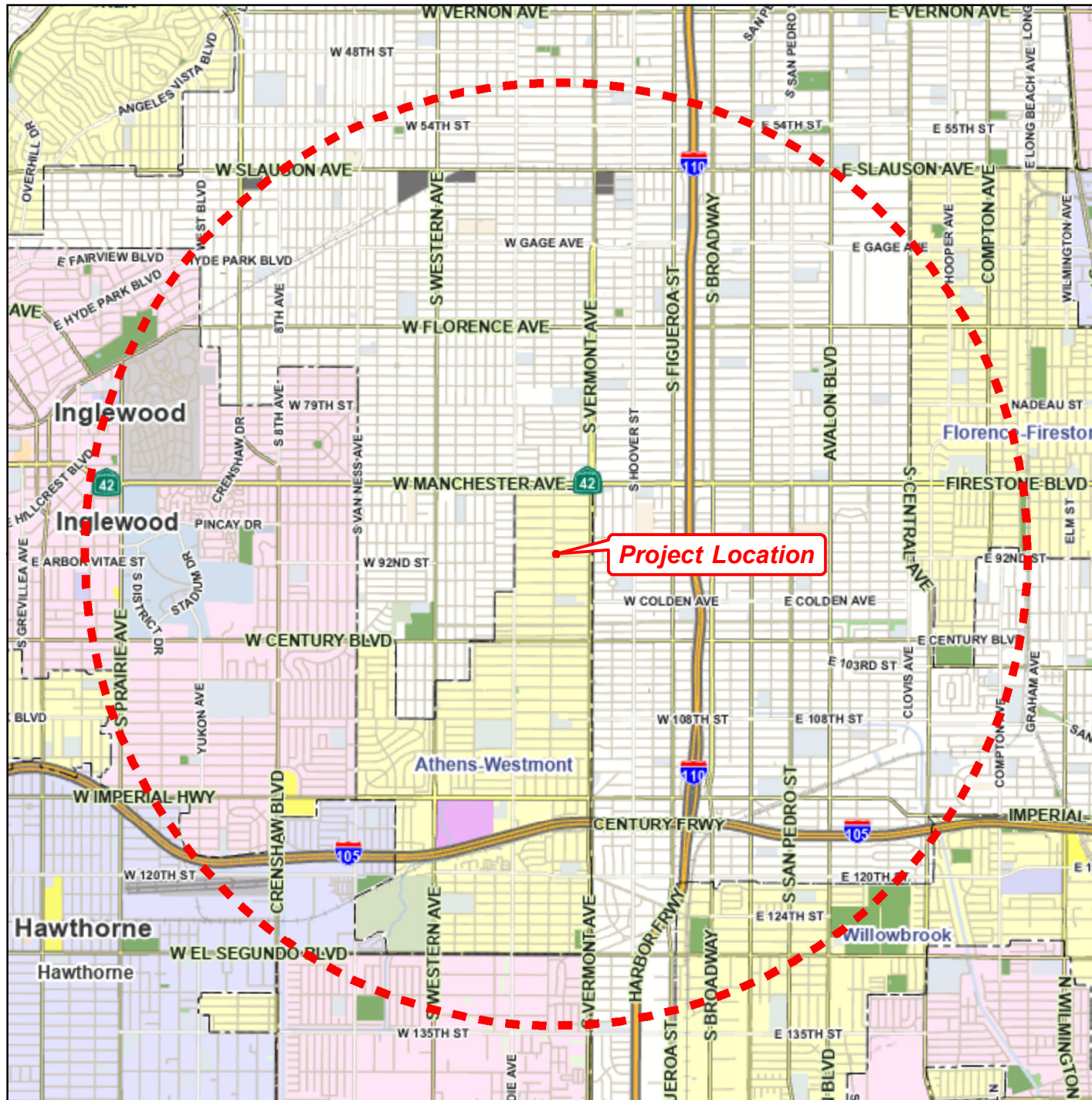
LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

3-MILE RADIUS

LOCATOR MAP

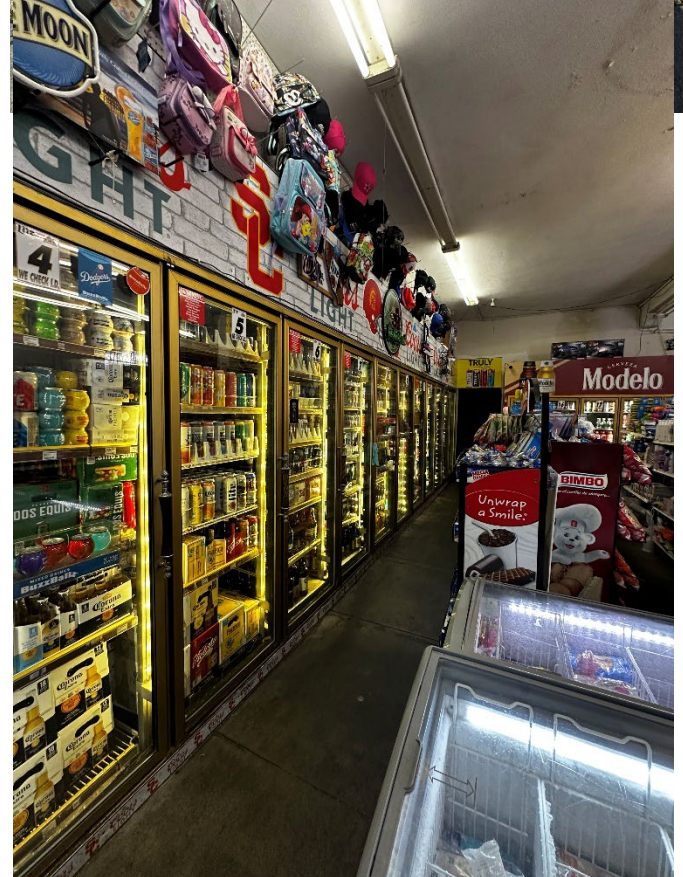
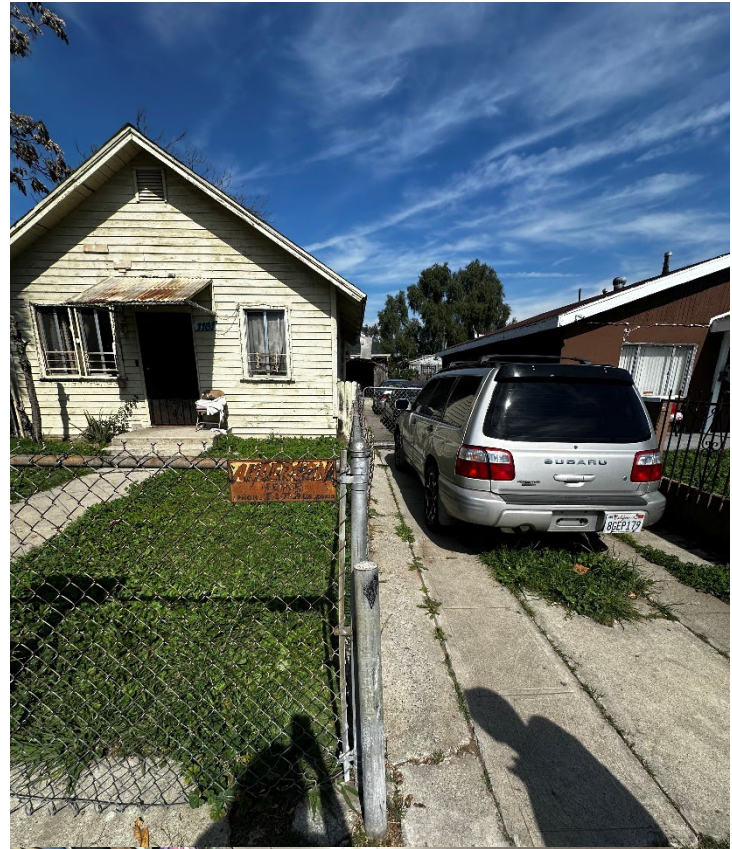
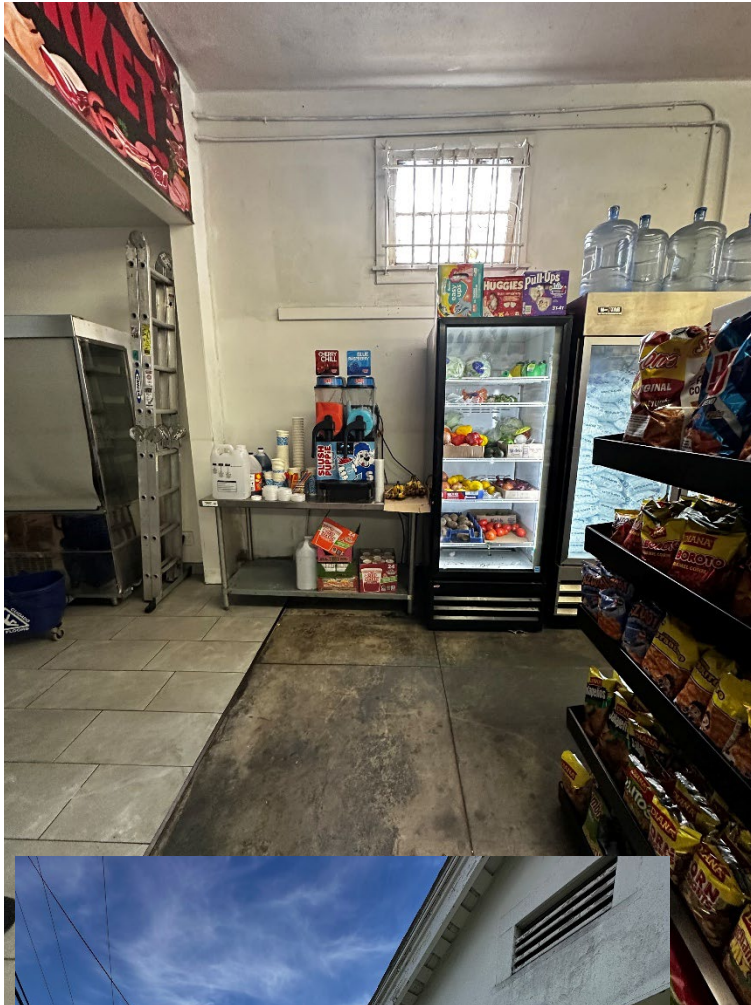
PROJECT NO. PRJ2022-002216

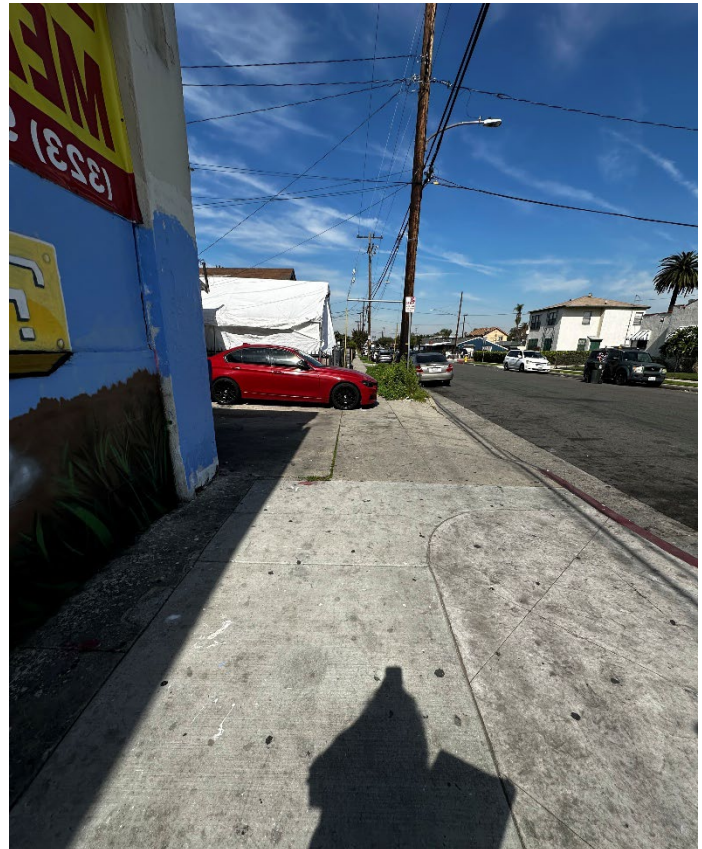
NCR RPPL2022006869



LA COUNTY
PLANNING

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012







OFFICE OF THE SHERIFF

COUNTY OF LOS ANGELES

HALL OF JUSTICE

ROBERT G. LUNA, SHERIFF



May 17, 2026

Ms. Susan Zermeno
Los Angeles County Department of Regional Planning
320 West Temple Street, 13th Floor
Los Angeles, CA 90012

Subject: Non-Conforming Review (NCR) for neighborhood market
Project No.: RPPL2022006869
Permit No.: PRJ2022-002216-(2)
Establishment: Melody's Market/Louie's Market
Location: 9136 S. Budlong Avenue, Los Angeles 90044
Description: NCR for the continued operation and maintenance of an existing non-conforming neighborhood market in the R-2 (Two-Family Residence) Zone.

(1) Summary of service calls and crime history for the project site over the last five years:

From 04/27/2021 to 04/27/2026, the Los Angeles County Sheriff's Department has responded to 22 calls for service at 9136 South Budlong Avenue, Los Angeles, 4 of which were robberies and 1 of which was a sexual assault. Attached are the calls for service and reported crimes for your review.

(2) Comments/recommended conditions:

All calls for service have been routine in nature. This establishment has not been a problem.

(3) Overall recommendation:

☒ No further comments.

☐ Sheriff does **NOT** recommend approval of this CUP.

211 WEST TEMPLE STREET, LOS ANGELES, CALIFORNIA 90012

A Tradition of Service
— Since 1850 —

CC04122012

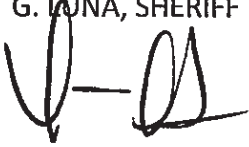
SHERIFF RESPONSE FORM

Project No.:
RPPL2022006869

Thank you for the opportunity to provide input, and please do not hesitate to contact Operations Sergeant Israel Becerra at (323) 820-6717 if you need any additional information.

Sincerely,

ROBERT G. LUNA, SHERIFF

A handwritten signature in black ink, appearing to read 'R. Luna', with a stylized flourish at the end.

Tania A. Giggles, Acting Captain
South Los Angeles Station

Reported Incidents

DBA: Melody's Beer & Wine

9136 S. Budlong Ave, Los Angeles

04/27/2021-04/27/2026

Crime Type	Total
Robbery	4
Sex Felonies	1
Total	5