

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
FINDINGS OF THE HEARING OFFICER
AND ORDER
PROJECT NO. 2018-003320-(2)
NONCONFORMING REVIEW NO. RPPL2018005166

RECITALS

1. **HEARING DATE(S).** The Los Angeles County (“County”) Hearing Officer conducted a duly-noticed public hearing in the matter of Nonconforming Review No. **RPPL2018005166** (“NCR”) on April 28, 2026.
2. **HEARING PROCEEDINGS.** *Reserved.*
3. **ENTITLEMENT REQUESTED.** The Permittee, Heung K. Park ("Permittee"), requests the NCR to authorize the continued operation and maintenance of an existing neighborhood market known as Star Market (“Project”) on a property located at 1258 East 68th Street in the unincorporated community of Florence-Firestone ("Project Site") in the R-3 (Limited Density Multiple Residence) Zone pursuant to former Los Angeles County Code ("County Code") Section 22.56.1550 (Nonconforming Uses, Buildings and Structures).
4. **LOCATION.** The Project is located at 1258 East 68th Street within the Compton-Florence Zoned District and the Metro Planning Area.
5. **PREVIOUS ENTITLEMENTS.**

CASE NO.	REQUEST	DATE OF ACTION
NCR No. 03-006	Continued operation of existing market	Approved May 20, 2003
NCR No. 92194	Continued operation of existing market	Approved March 17, 1993
NCR No. 205	Continued operation of existing market	Approved August 11, 1982
NCR No. 102	Authorization of existing market	Approved 1977

6. **LAND USE DESIGNATION.** The Project Site is located within the H18 (Residential 18) land use category of the Los Angeles County General Plan (“General Plan”) Land Use Policy Map.
7. **ZONING.** The Project Site is located in the Compton-Florence Zoned District and is currently zoned R-3. Pursuant to former County Code Section 22.56.1550 (Nonconforming Uses, Buildings and Structures – Review of Amortization Schedule or Substitution of Use), an NCR is required for the continued operation and maintenance of a legally established nonconforming market in the R-3 Zone.

8. SURROUNDING LAND USES AND ZONING

LOCATION	GENERAL PLAN LAND USE POLICY	ZONING*	EXISTING USES
NORTH	H18, P (Public and Semi-Public)	R-3, IT (Institutional)	SFRs, Multi-family residences ("MFRs"), School
EAST	H30 (Residential 30), P	R-3, IT	SFRs, MFRs, School
SOUTH	H18, H30	R-3	SFRs, MFRs, Church
WEST	H18	R-3	SFRs, MFRs, Church

*Note: The R-3 zoning was changed to SP (Specific Plan) R-3 (Limited Density Multiple Residence) on February 7, 2023, in conjunction with the adoption of the Florence-Firestone Transit-Oriented Specific Plan, which repealed the Florence-Firestone Community Standards District. Pursuant to County Code Section 22.246.020 (Applicability of Zone Changes and Ordinance Amendments) and Chapter 2 (Applicability) of the General Plan, the applicant chose to have the complete NCR application be subject to the land use policies, zoning and regulations in effect at the time it was submitted on October 3, 2018.

9. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The Project Site is 0.13 gross acres in size and consists of one lot. The Project Site is rectangular in shape with flat topography and is developed with a 1,086-square-foot market with an attached single-family residential unit, one detached single-family residential unit, and six standard-sized tandem parking spaces.

B. Site Access

The Project Site is accessible via Hooper Avenue to the east. Primary access to the Project Site will be via an entrance/exit on Hooper Avenue. Although it is on a corner, there is no secondary access from East 68th Street. There is a driveway accessible from Hooper Avenue for the parking spaces.

C. Site Plan

The site plan depicts a 0.13-acre property developed with an existing single-story 1,086-square-foot commercial use building with an attached 468-square-foot single-family residential unit, and one detached 916-square-foot single-family residential unit on the southern portion of the property, which is enclosed by a six-foot-tall chain-link fence. Six uncovered standard-sized tandem parking spaces are depicted on the site. An asphalt area and 10-foot-tall wrought iron fence separates the market from the parking area and the 916-square-foot single family residential unit. Also depicted on the site plan is a four-foot-tall concrete block wall with a six-foot-tall wrought iron fence along the western property line. The front entrance to the commercial building faces east.

D. Parking

The Project Site was developed in 1923, prior to current parking requirements, and is consistent with NCR No. 03-006, which approved the continued operation and maintenance of the market on May 20, 2003. There are six standard-sized tandem vehicle parking spaces.

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 is the continued operation and maintenance of an existing neighborhood market with no expansion of the existing use. 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.** On August 26, 2024, prior to the Hearing Officer's public hearing on the Project, the Permittee sent an email to the Florence-Firestone Community Organization ("FFCO") to inform them of the Project and request feedback regarding the Project or their support for the Project. On August 26, 2024, the President of the FFCO responded to the Permittee, requesting clarification on the type of support requested and whether the Permittee is involved with the organization or had ties to the community. On August 27, 2024, the Permittee responded to the President of the FFCO, indicating that their family has operated the neighborhood market for over 30 years and that they were reaching out to initiate contact with the FFCO if the organization needed anything prior to the public hearing regarding the Project. The Permittee advised Staff that they did not receive any additional communication after responding to the President of the FFCO.

The Permittee sent another email to the FFCO on January 30, 2026, asking if they had any concerns or questions regarding the upcoming public hearing on the Project. The FFCO did not respond, so the Permittee sent another email on February 19, 2026 to follow up with them and invite them to reach out to the Permittee if they have any further questions or concerns about the Project. The FFCO leader responded to the Permittee on the same date, requesting additional information and inviting the Permittee to attend a future FFCO meeting on March 11, 2026, at 5:30 p.m. The Permittee responded to the FFCO leader on February 24, 2026, indicating they would attend the upcoming meeting to provide more information on the Project.

On March 12, 2026, the Permittee sent an email to Staff informing them of the outcome of the FFCO meeting they attended on March 11, 2026. Their assessment of the meeting was that it went well overall. The Permittee indicated that they introduced the Project, informed the FFCO members that the scheduled hearing date for the Project is April 28, 2026, stated they were available to address any questions or concerns the

community may have regarding the Project, and requested local support for the Project since the market, under current ownership, has served the local neighborhood for 38 years. A community member asked if there were any issues with loitering and/or violence near the premises, and the Permittee responded that there were no issues. Another community member made an observation, stating that many stores advertise cold beer and alcohol, and requested that the Permittee promote or advertise daily necessities, such as dairy, eggs, and bread. The Permittee responded that they were in the process of updating their signage and do not advertise any cold beer and/or alcohol. The Permittee also advised the community members that they would be attending the next FFCO meeting in April to provide any updates and to address questions or concerns related to the upcoming hearing.

On April 9, 2026, the Permittee sent an email to Staff informing them that they attended the FFCO meeting on April 8, 2026, but were unable to speak at the meeting because it included multiple presenters and continued longer than scheduled. However, they indicated that after the meeting, they spoke with several individuals but did not receive any additional feedback or comments regarding the Project. Staff responded to the Permittee via email on April 9, 2026, asking if the individuals had any specific concerns or questions about the Project. The Permittee responded to Staff via email on April 10, 2026, stating that they spoke to three individuals who were County or Board of Supervisor Staff representatives and they had no specific questions or concerns. The individuals with whom he spoke provided their contact information if needed.

- 12. PUBLIC COMMENTS.** Prior to the publication of the Report to the Hearing Officer dated April 16, 2026, Staff received two phone calls.

On March 24, 2026, Staff received a call from a community member who received a postcard notification about the upcoming public hearing for this Project. The caller asked Staff questions about the postcard. Staff informed the caller that the public hearing was regarding an NCR that would allow the continued operation and maintenance of a neighborhood market in a Residential Zone and that the Project had previously approved NCRs to operate. Staff also informed the caller that the postcard was to inform property owners within the notification radius of the Project Site that they have an opportunity to attend the upcoming hearing, either virtually or in person, to voice their support or opposition regarding the Project. The caller thanked Staff for their explanation and ended the call.

On March 31, 2026, Staff received a call from a resident who lives near the Project Site. The caller had questions about the public hearing and wanted to ensure that the market would remain open. Staff explained to the caller that the public hearing is for the market to request its continued operation and maintenance with an NCR.

13. AGENCY RECOMMENDATIONS.

- A. The Sheriff's Department, in a letter dated February 10, 2026, recommended approval of the Project.

14. **LEGAL NOTIFICATION.** Pursuant to current County Code Section 22.222.120 (Public Hearing Procedure), the community was properly notified of the public hearing by mail, newspaper (Daily Journal), and property posting. Additionally, the Project was noticed and case materials were available on LA County Planning's website. On March 10, 2026, a total of 146 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, including 10 notices to those on the courtesy mailing list for the Compton-Florence Zoned District and to any additional interested parties.

GENERAL PLAN CONSISTENCY FINDINGS

15. **LAND USE POLICY.** The Hearing Officer finds that the Project is consistent with the goals and policies of the General Plan because the H18 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 H18 land use designation. The Hearing Officer further 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.** 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.

ZONING CODE CONSISTENCY FINDINGS

17. **PERMITTED USE IN ZONE.** The Hearing Officer finds that the Project is not consistent with the R-3 zoning classification because a neighborhood market with “deemed-approved” alcoholic beverage sales is not permitted in such zone. However, the use was legally established prior to the current zoning on the property, so it may be permitted to continue operating with an NCR pursuant to former County Code Section 22.56.1550 (Nonconforming Uses, Buildings and Structures – Review of Amortization Schedule or Substitution of Use).
18. **REQUIRED YARDS.** The Hearing Officer finds that the Project is not consistent with the standards identified in former County Code Section 22.20.320 (Yard Requirements for R-3 Zone), which requires a 15-foot front yard setback, a 7.5-foot reverse corner side yard setback, a five-foot interior side yard setback, and a 15-foot rear yard setback. The Project is legal nonconforming with respect to this standard because there are no yard setbacks on this property.
19. **HEIGHT.** The Hearing Officer finds that the Project is consistent with the standard identified in former County Code Section 22.20.300 (Height Limits for R-3 Zone), which requires that buildings and structures shall not exceed a height of 35 feet above ground. The building is 12 feet tall and does not exceed the height limit.
20. **PARKING.** The Hearing Officer finds that the Project is consistent with NCR No. 03-006, which approved the market with the existing two residences and six standard-sized tandem vehicle parking spaces. Additionally, the Project is located within a half mile of a major transit stop and is exempt from current parking requirements.
21. **SIGNS.** The Hearing Officer finds that the Project is not consistent with the standard identified in former County Code Section 22.52.890 (Roof and Freestanding Business Signs) because roof signs are not allowed in the R-3 Zone. However, the Permittee has agreed to remove the existing signs and propose a new sign that complies with former County Code Section 22.52.930 (Building Identification Signs), which is also compliant with the current Metro Planning Area Standards District (“MPASD”) Zone Specific Development Standards for signage related to Accessory Commercial Units (22.364.070.A.2.a.iii), which allows one wall sign not to exceed six square feet in area.
22. **TREE PLANTING.** The Hearing Officer finds that the Project is not consistent with the standards identified in current County Code Chapter 22.126 (Tree Planting Requirements), which requires a minimum of three 15-gallon sized trees for every 10,000 square feet of developed lot area for non-residential or mixed-use projects. The Project is an existing commercial building that was established in 1923 prior to tree planting requirements, and no new buildings, building additions, or new parking areas are proposed. Therefore, this Project is legal nonconforming with respect to this standard.
23. **COMMUNITY STANDARDS DISTRICT.** The Hearing Officer finds that the Project is not consistent with the standards identified in former County Code Section 22.44.138

(Florence-Firestone Community Standards District) (“CSD”) with regard to the Zone Specific Development/Use Standards for the R-3 Zone, specifically the fencing standards. The fencing along the perimeter of the Project Site exceeds 3.5 feet in height. However, the fencing existed at the time NCR No. 03-006 authorized the continued operation and maintenance of the market on May 20, 2003. In addition, the Hearing Officer finds that the Project is consistent with the CSD standards for material colors, because the base color for the walls and structures is not black or another similar dark color.

NONCONFORMING REVIEW PERMIT FINDINGS

- 24. 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 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 1923. The continued operation of this market is not anticipated 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 open zoning violation case at the Project Site is for the operation and maintenance of a nonconforming market without LA County Planning approval, which this NCR will address if it is approved. This use was previously approved by NCR No. 03-006 on May 20, 2003, 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.
- 25. 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 H18 land use designation of the General Plan, which describes areas suited predominantly for single-family residences and two-family residences. The market at the Project Site was built in 1923, 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 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.
- 26. 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 1923 without any reported issues. A grant term is not necessary for the NCR given the compatibility between the Project and the surrounding land uses. 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.

- 27. The Hearing Officer finds that it is appropriate for this NCR to allow other permitted uses.** The MPASD allows Accessory Commercial Units ("ACUs") in Residential Zones subject to certain development standards and performance standards. The neighborhood market is not an ACU because it has a "deemed-approved" status with regard to alcoholic beverage sales and the Permittee is not willing to abandon or discontinue alcoholic beverage sales. However, the neighborhood market is attached to 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, pursuant to NCR Condition No. 13, the neighborhood market's 1,086-square-foot tenant space can be occupied by any other permitted use listed in County Code Table 22.364.070-A, which relates to ACUs in the MPASD, with the approval of a Revised Exhibit "A."

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 neighborhood market with no expansion of the existing use. There are no exceptions to the exemption because the Project is not located in an environmentally sensitive area, there are no historical resources on site, and the Project Site is not listed in the Department of Toxic Substances Control's list of hazardous waste or clean-up sites.

ADMINISTRATIVE FINDINGS

- 29. 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.

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. RPPL2018005166**, subject to the attached conditions.

ACTION DATE: April 28, 2026

MG:EMR:PM

April 16, 2026