



PROJECT NUMBER 2016-002372-(1) **HEARING DATE** May 26, 2026

REQUESTED ENTITLEMENT
Substantial Conformance Review (“SCR”) No. RPPL2016004622

PROJECT SUMMARY

OWNER / APPLICANT

Mi Sook Min

MAP/EXHIBIT DATE

December 10, 2023

PROJECT OVERVIEW

The Project is for the continued operation and maintenance of an existing neighborhood market (Ford Market), which sells essential groceries such as canned goods, cleaning supplies, prepackaged food, and alcohol (beer and wine only) for off-site consumption. The Project Site includes a 1,184 square-foot market and an existing residential unit. Since the sale of alcohol at the location was legally established before 1992, it is deemed-approved and does not require a Conditional use Permit. 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. 200500003 on March 22, 2006. There are no proposed changes, expansions, or improvements to the Project Site.

LOCATION

670 S Ford Boulevard, East Los Angeles

ACCESS

Ford Boulevard

ASSESSORS PARCEL NUMBER

5247-011-013

SITE AREA

0.15 Acres

GENERAL PLAN / LOCAL PLAN

East Los Angeles Third Street Form Based Code Specific Plan*

ZONED DISTRICT

East Side Unit No. 4

PLANNING AREA

Metro

LAND USE DESIGNATION

LMD (Low/Medium-Density Residential)

ZONE

Low-Medium Density (LMD) Transect Zone
East Los Angeles Third Street Specific Plan

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

N/A

COMMUNITY STANDARDS DISTRICT*

East Los Angeles

ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption – Existing Facilities

KEY ISSUES

- Consistency with the Los Angeles County General Plan
- Consistency with East Los Angeles Third Street Specific Plan
- Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
 - Former County Code Section 22.46.3002 (Third Street Plan Applicability)
 - Former County Code Section 22.46.3004 (Third Street Plan Project Review Procedures)
 - Former County Code Section 22.46.3009 (Transect Zone Standards)

CASE PLANNER:

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* 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 SCR application be subject to the land use policies and zoning regulations in effect at the time it was submitted on October 27, 2016. The land use and zoning designations for the Project Site remained unchanged when the East Los Angeles Community Plan was rescinded and superseded by the Metro Area Plan, adopted on May 20, 2024.