

## REPORT TO THE HEARING OFFICER

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DATE ISSUED: April 16, 2026  
HEARING DATE: April 28, 2026 AGENDA ITEM: 4  
PROJECT NUMBER: 2018-003320-(2)  
PERMIT NUMBER: Nonconforming Review ("NCR") RPPL2018005166  
SUPERVISORIAL DISTRICT: 2  
PROJECT LOCATION: 1258 E. 68th Street, Florence-Firestone  
OWNER: Heung K. Park  
APPLICANT: Heung K. Park  
CASE PLANNER: Pauline Monroy, Senior Planner  
pmonroy@planning.lacounty.gov

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### 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 2018-003320-(2), NCR Number RPPL2018005166, 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 NONCONFORMING REVIEW NUMBER RPPL2018005166 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

## **PROJECT DESCRIPTION**

### **A. Entitlement Requested**

- An NCR to authorize the continued operation and maintenance of an existing neighborhood market known as Star Market ("market") ("Project") at 1258 E. 68th Street within the unincorporated Florence-Firestone community ("Project Site") in the R-3 (Limited Multiple Residence) Zone pursuant to former County Code Section 22.52.1550 (Nonconforming Uses, Buildings and Structures – Review of Amortization Schedule or Substitution of Use).

### **B. Project**

The Project is the continued operation and maintenance of an existing 1,086-square-foot market located on the southwest corner of Hooper Avenue and East 68th Street. The market is in a one-story building and attached to a single-family residential unit, with a second detached single-family residential unit at the rear of the market facing Hooper Avenue. There are no proposed changes, expansions, or improvements to the Project Site.

The market currently sells essential groceries and household items such as soft drinks, pre-packaged snacks, canned goods, paper goods, school supplies, household items and cleaning products, condiments, and alcoholic beverages (beer and wine) for off-site consumption. The sale of alcoholic beverages for off-site consumption is “deemed-approved” because it was established before 1992. A Conditional Use Permit is not required for the continued sale of alcoholic beverages for off-site consumption pursuant to former County Code Section 22.52.3660 (Deemed-Approved Uses).

According to County Assessor Records, the market was established in 1923, prior to the R-3 zoning standards that took effect in 1945, and is legal nonconforming with respect to use and with respect to the current development standards for required yards, fencing, and landscaping in the R-3 Zone and the Florence-Firestone Community Standards District. Pursuant to former County Code Section 22.56.1550 (Nonconforming Uses, Buildings and Structures – Review of Amortization Schedule or Substitution of Use), a nonconforming use can continue to operate if an NCR is approved.

On May 20, 2003, the market was previously authorized by NCR No. 03-006, which did not include a condition related to the market’s hours of operation. The market's current hours of operation are 8:00 a.m. to 7:00 p.m. Monday through Saturday and 9:00 a.m. to 5:00 p.m. on Sunday. Staff recommends a condition of Project approval that will limit the market’s hours of operation from 7:00 a.m. to 9:00 p.m., daily, with all loading and unloading occurring within the hours of operation. This condition is consistent with the current Metro Planning Area Standards District ("MPASD") performance standard for Accessory Commercial Units ("ACUs") regarding operating hours.

In a letter dated February 10, 2026, the County Sheriff's Department, Century Sheriff Station ("Sheriff's Department"), recommended approval of the Project. There were zero

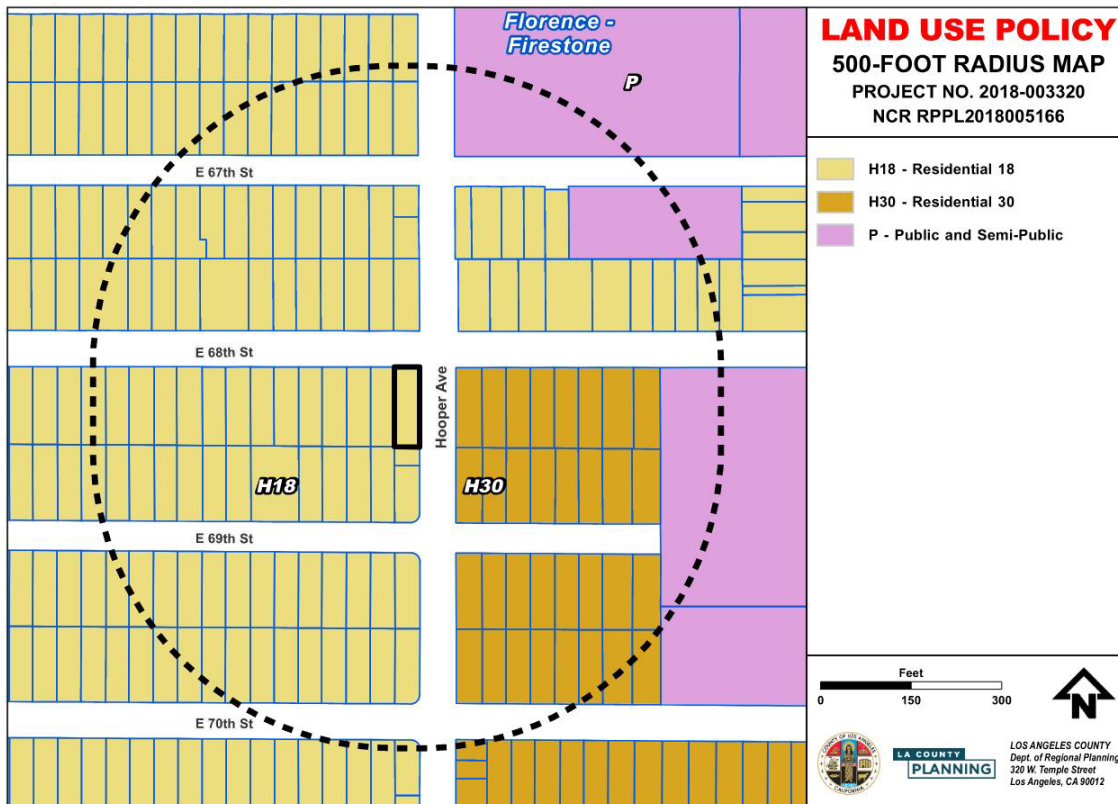
calls for service generated at the Project Site over the last five years. The correspondence also indicated that the market has not been a problem.

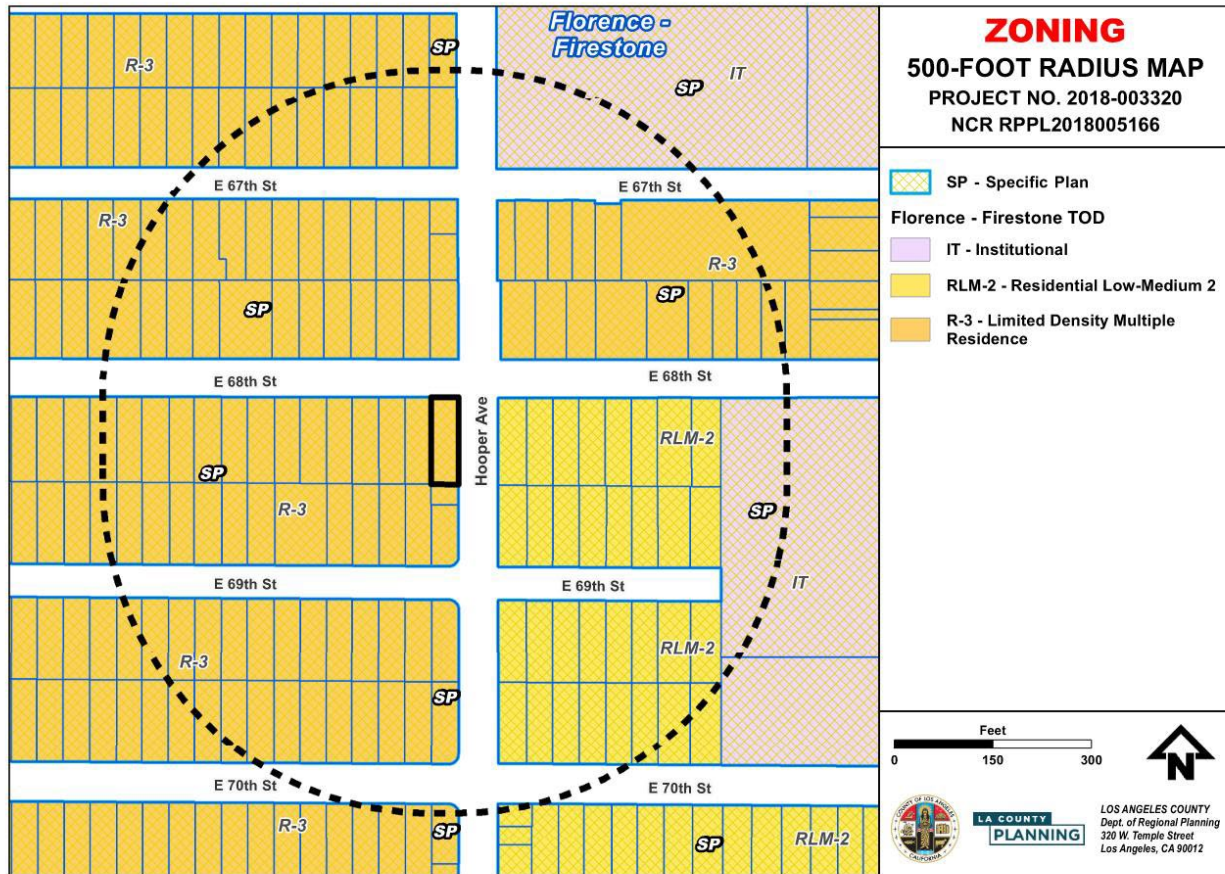
**SUBJECT PROPERTY AND SURROUNDINGS**

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

LOCATION	GENERAL PLAN LAND USE POLICY	ZONING*	EXISTING USES
SUBJECT PROPERTY	H18 (Residential 18)	R-3 (Limited Density Multiple Residence)	Neighborhood market and two single-family residences ("SFRs")
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 of the subject property 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 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.





\*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.

**PROPERTY HISTORY**

**A. Zoning History**

ORDINANCE NO.	ZONING	DATE OF ADOPTION
4562	R-3	October 23, 1945
20230014z	SP (Specific Plan) R-3	February 7, 2023

**B. Previous Cases**

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

**C. Violations**

CASE NO.	VIOLATION	CLOSED/OPEN
RPCE2024002574	Unpermitted store - nonconforming use without LA County Planning approval	Opened May 9, 2024, will be resolved by approval of this NCR
RPZPE2018004500	Expired NCR for existing grocery market	Opened August 20, 2018 Closed July 1, 2024

**ANALYSIS**

**A. Land Use Compatibility**

The market is a low intensity commercial use 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 since 1923 demonstrates its compatibility with, and positive contribution to, the neighborhood’s character. The Project does not propose any changes, expansions, or improvements to the Project Site. The Project Site is in the General Plan’s H18 (Residential 18) land use designation, which identifies areas suited predominantly for single-family residences and two-family residences. The Project Site consists of a market, one residential unit that is attached to the market, and one detached residential unit.

**B. Neighborhood Impact (Need/Convenience Assessment)**

The market has operated at the Project Site since 1923, according to County Assessor records. The longevity of the existing business demonstrates that it serves a need for the local community. The Project Site is conveniently located at a corner, provides residents with access to commercial services, and creates small business opportunities. The market is a neighborhood commercial use providing convenient access to a wide range of goods, including soft drinks, pre-packaged snacks, canned goods, paper goods, school supplies, household items and cleaning products, condiments, and alcoholic beverages (beer and wine) for off-site consumption pursuant to a “deemed-approved” status. The market helps meet the local demand for essential groceries in a convenient manner, providing residents with an option to purchase essential groceries without extensive travel.

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 market. Due to the market’s long history of operation at the Project Site, the continued operation and maintenance of this market is not anticipated to result in substantial adverse effects.

### C. Design Compatibility

There are no proposed changes, expansions, or improvements to the Project Site. The existing one-story building is similar in bulk and mass to the adjacent residential uses. The height of the existing one-story building is 12 feet. There is an existing single-family residential unit attached to the market and one detached single-family residential unit at the rear of the market. The front entrance to the market faces east along Hooper Avenue. The applicant is proposing one (1) new wall sign which will not exceed six square feet in area and is consistent with former County Code Section 22.52.930 (Building Identification Signs) and the current MPASD signage requirements for ACUs.

### D. Grant Term

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

- The market was established in 1923, prior to the adoption of the R-3 zoning designation in 1945. The first NCR that approved the market as a nonconforming use expired in 1981, and the market has continued operations pursuant to other previously approved NCRs.
- The existing market's endurance over time shows its compatibility with the surrounding neighborhood and demonstrates the need it fulfills by serving as a neighborhood market.
- The MPASD was adopted on May 21, 2024, and supports small businesses and local entrepreneurship by allowing ACUs in residential zones with a Ministerial Site Plan Review, including neighborhood-serving grocery stores, corner stores, and meat markets, excluding slaughtering and alcoholic beverages sales. 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's current hours of operation are 8:00 a.m. to 7:00 p.m. Monday through Saturday and 9:00 a.m. to 5:00 p.m. on Sunday, which is consistent with the MPASD performance standard for ACUs that limits hours of operation from 7:00 a.m. to 9:00 p.m., daily, with all loading and unloading occurring within the hours of operation. Staff recommends a condition of Project approval that will limit the market's hours of operation from 7:00 a.m. to 9:00 p.m., daily, with all loading and unloading occurring within the hours of operation, to ensure ongoing compliance with this performance standard.
- The building in which the existing commercial use is located was legally built. No extension, expansion, or enlargement of the area of the lot devoted to the existing commercial use, or of the area within the building devoted to the existing commercial use, is being proposed. There are no proposed changes, expansions, or structural improvements to the Project Site.
- The Project does not demolish, vacate, or convert any dwelling units.

If the NCR is approved with no grant term, the Regional Planning Commission or a Hearing Officer, after conducting a public hearing, can subsequently revoke or modify the NCR if the business violates the NCR conditions or if the business is otherwise detrimental to the public's health or safety or operates as a nuisance.

### **E. Other Permitted Uses**

Staff recommends a condition of Project approval that will allow the market's 1,086-square-foot tenant space to 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." As noted above, 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 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, 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, Existing Facilities Categorical Exemption) under the California Environmental Quality Act ("CEQA") and the County environmental guidelines. The Project is the continued operation and maintenance of an existing neighborhood market with no expansion of 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. 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**

The Sheriff's Department, in a letter dated February 10, 2026, recommended that the Project proceed to public hearing and recommended approval of the NCR.

**B. 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.

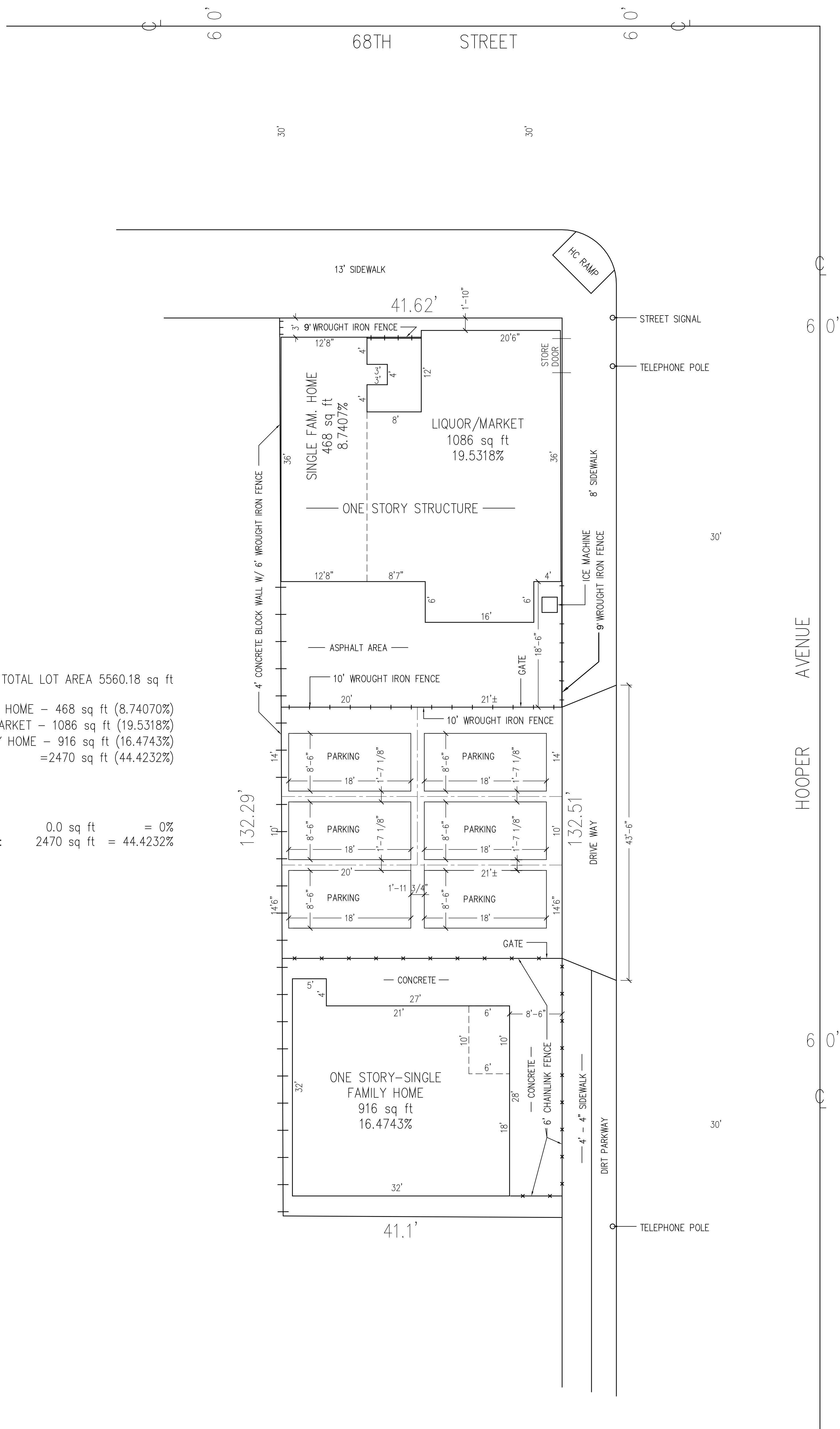
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Report Reviewed By: Elsa M. Rodriguez  
Elsa M. Rodriguez, Acting Supervising Regional Planner

Report Approved By: M. Glaser  
Mitch Glaser, Assistant Deputy Director

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LIST OF ATTACHED EXHIBITS	
EXHIBIT A	Plans
EXHIBIT B	Project Summary Sheet
EXHIBIT C	Findings
EXHIBIT D	Conditions of Approval
EXHIBIT E	Applicant's Burden of Proof
EXHIBIT F	Environmental Determination
EXHIBIT G	Informational Maps
EXHIBIT H	Photos
EXHIBIT I	Agency Correspondence



TOTAL LOT AREA 5560.18 sq ft

SINGLE FAM. HOME - 468 sq ft (8.7407%)  
 LIQUOR/MARKET - 1086 sq ft (19.5318%)  
 ONE STORY HOME - 916 sq ft (16.4743%)  
 =2470 sq ft (44.4232%)

LANDSCAPE: 0.0 sq ft = 0%  
 TOTAL COVERAGE: 2470 sq ft = 44.4232%

## 1256, 1258 EAST 68th ST PLOT PLAN

THOMAS BROTHERS

Page: 674 Grid: F7

LEGAL

LOT 481

TRACT 5450  
M.B. 59-94-95

CONTACT: HEAUNG PARK

C.O. N/A

C.T. N/A

P.A. N/A

USES FIELD

CASE NO.

SCALE: 1/8" = 1'0"

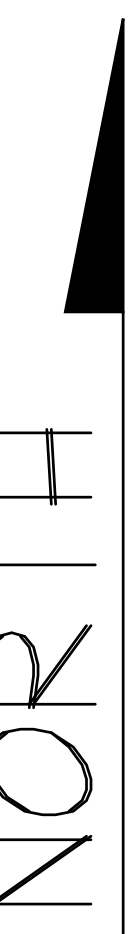
USES FIELD

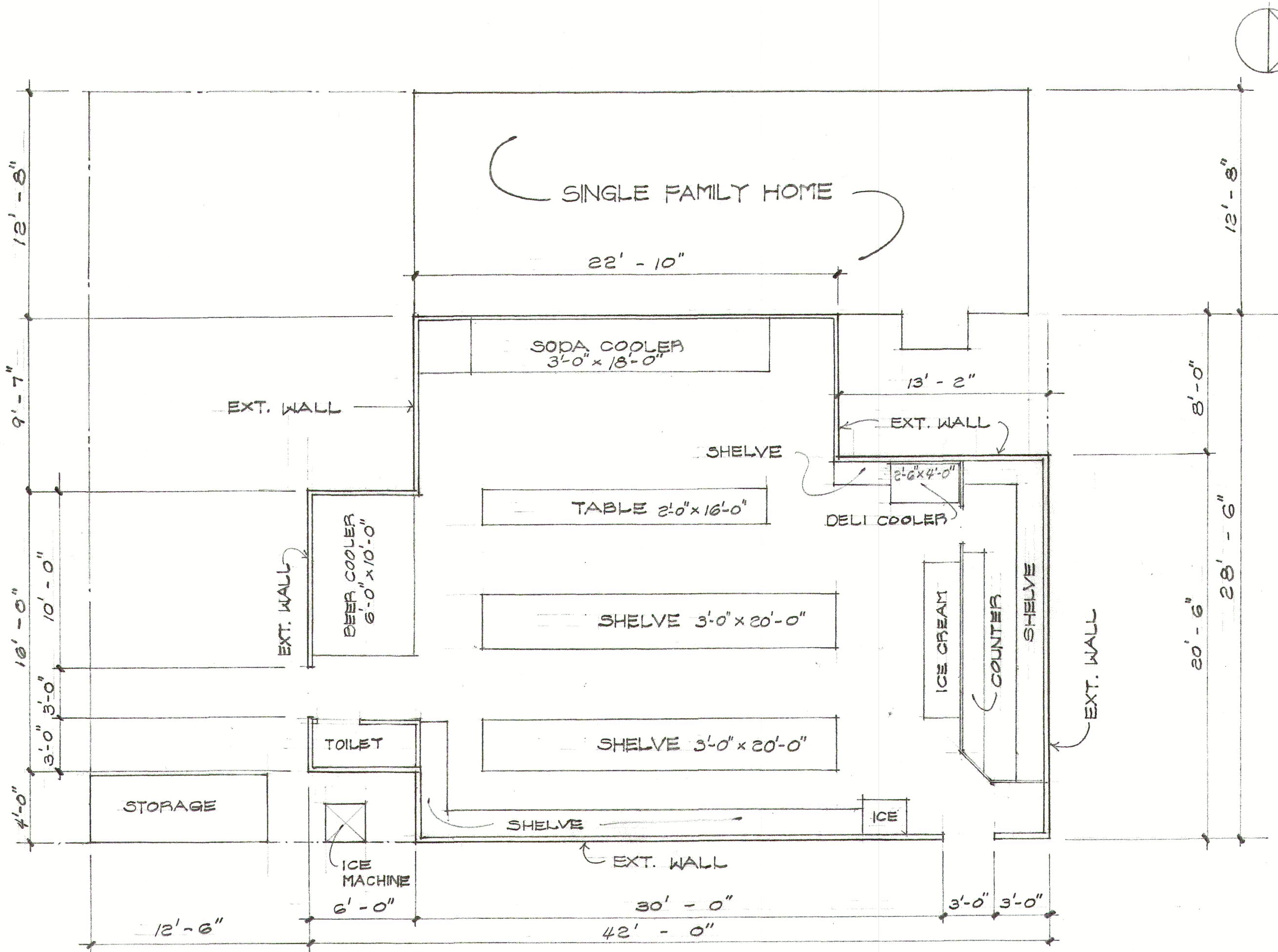
PHONE: 323.589.4875

DATE: 9-27-2018

Updated: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

NET AC .13±





STORE FLOOR PLAN SCALE: 3/16" = 1'-0"

DATE: SEPT. 25, 2018

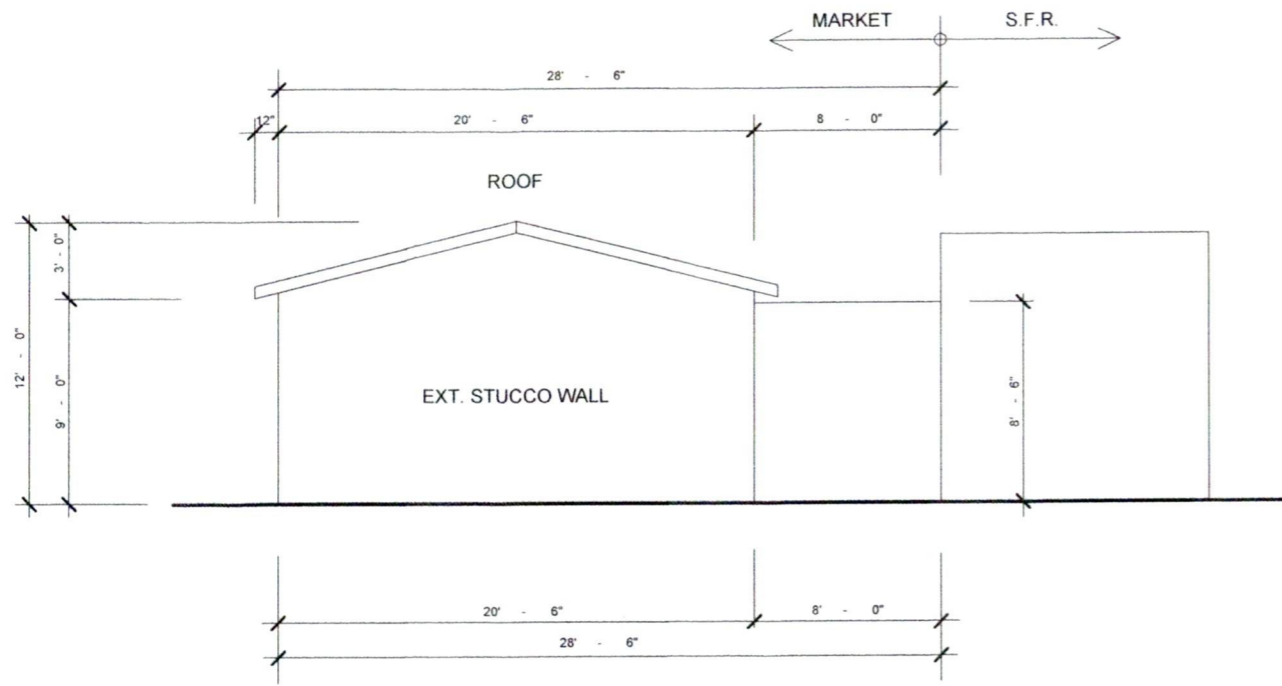
PARCEL NO.: 6010-010-016

NORTH

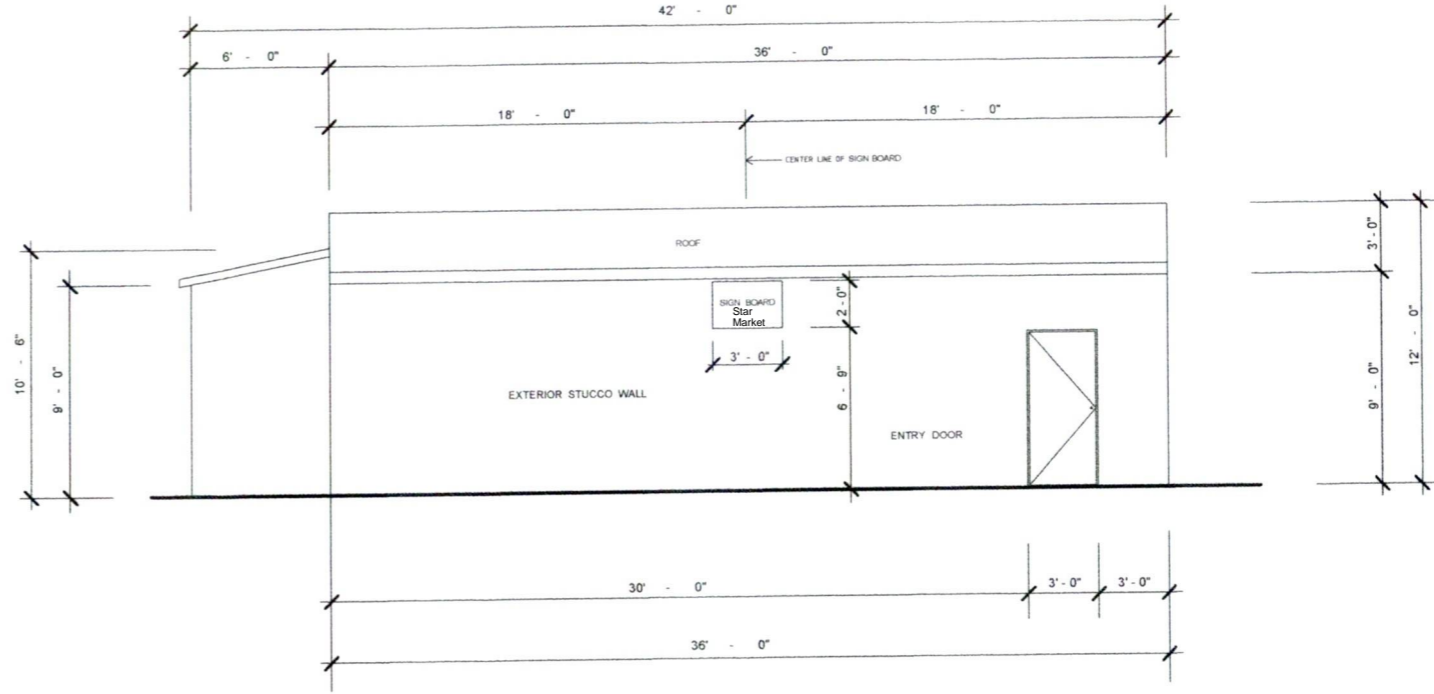
STAR MARKET

APPLICANT (OWNER)  
 MR. HEUNG PARK  
 1258 E. 68th ST. L.A., CA 90001  
 (T.: 323-589-4875)

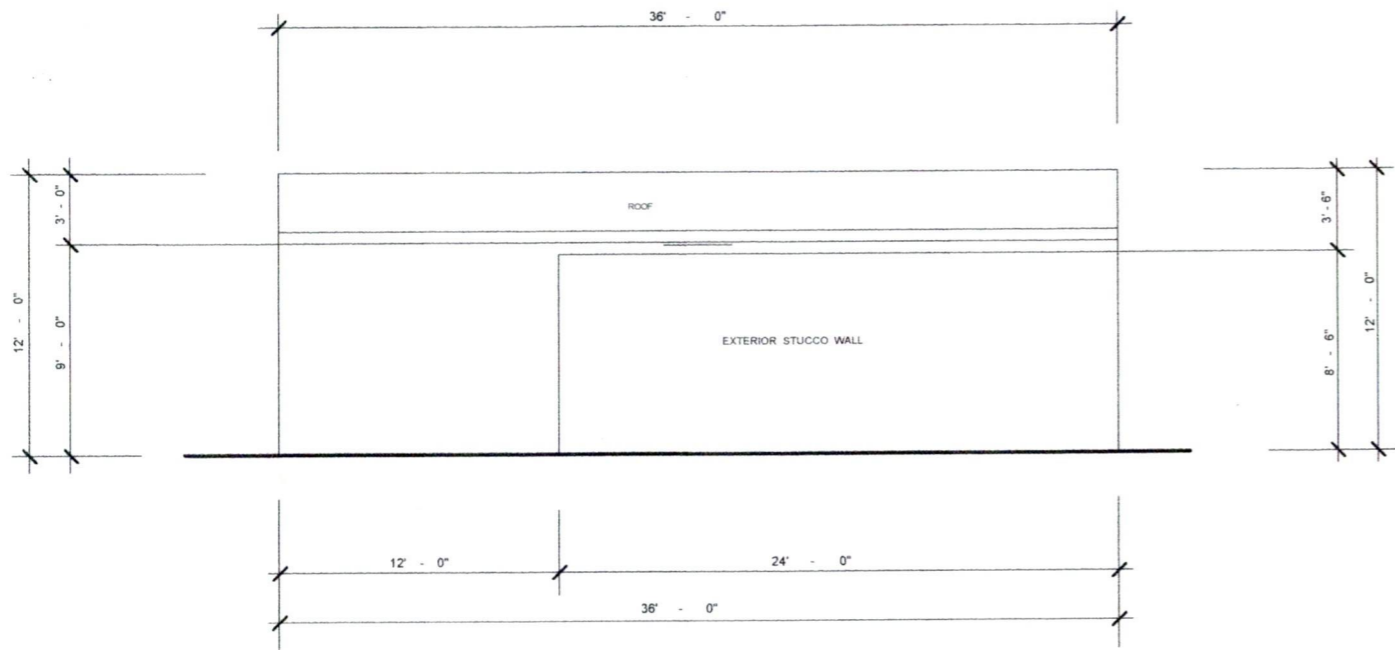
1258 EAST 68th STREET L.A. CA. 90001



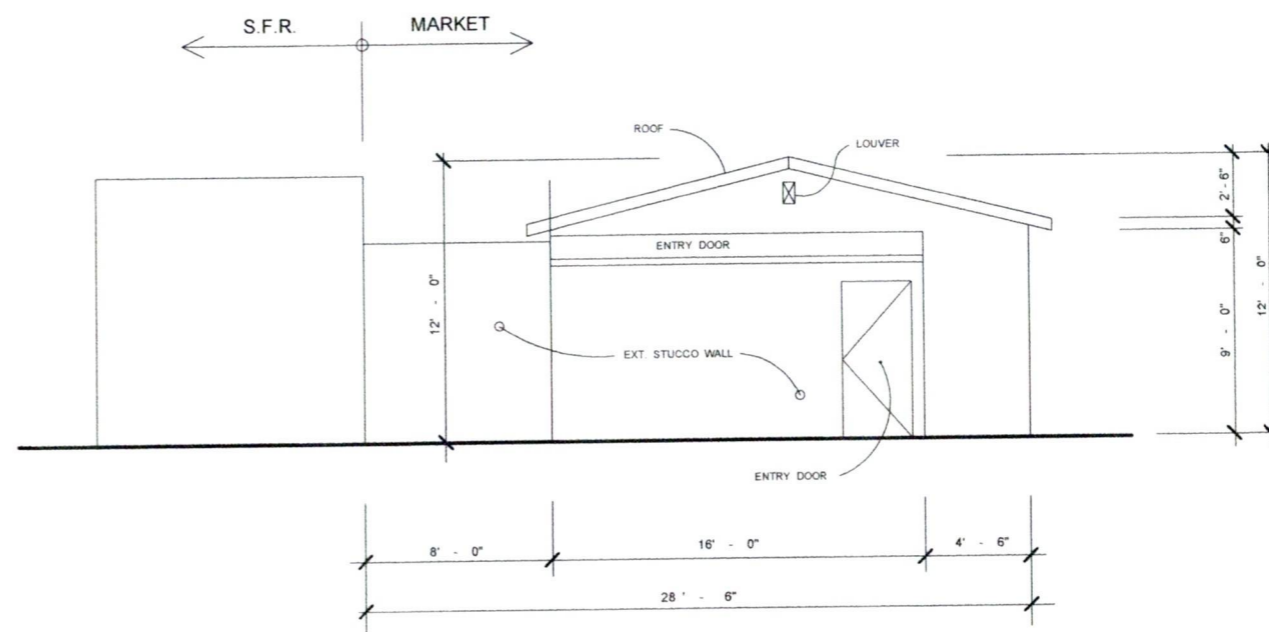
NORTH



EAST



WEST



SOUTH

# BUILDING EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"

DATE : March 2, 2026

PARCEL NO. : 6010-010-016

**STAR MARKET**  
 1258 EAST 68th STREET, L.A. CA 90001

APPLICANT (OWNER)  
 MR. HEUNG PARK  
 1258 E. 68th STREET, L.A. CA90001  
 ( T : 323 - 589 - 4875 )



**PROJECT NUMBER**                      **HEARING DATE**  
 2018-003320-(2)                      April 28, 2026

**REQUESTED ENTITLEMENT**  
 Nonconforming Review (“NCR”) No.  
 RPPL2018005166

## PROJECT SUMMARY

**OWNER / APPLICANT**

Heung K. Park, Owner and Applicant

**MAP/EXHIBIT DATE**

September 27, 2018

**PROJECT OVERVIEW**

The Project is the continued operation and maintenance of an existing nonconforming neighborhood market, known as Star Market, which is approximately 1,086 square feet in size within a single-story building with an attached single-family residential unit. There is a detached single-family residential unit on the same property. The market currently sells essential groceries, including soft drinks, pre-packaged snacks, canned goods, paper goods, school supplies, household items and cleaning products, condiments, and alcoholic beverages (beer and wine) for off-site consumption pursuant to a “deemed-approved” status. The hours of operation are 8:00 a.m. to 7:00 p.m. Monday through Saturday and 9:00 a.m. to 5:00 p.m. on Sunday. There are six vehicle parking spaces on-site for the residents. No changes or expansions are proposed. The continued operation and maintenance of the market was previously authorized by NCR 03-006.

**LOCATION**

1258 E 68th Street, Florence-Firestone

**ACCESS**

Hooper Avenue and East 68<sup>th</sup> Street

**ASSESSORS PARCEL NUMBER**

6010-010-016

**SITE AREA**

0.13 Acres

**GENERAL PLAN / LOCAL PLAN**

Los Angeles County General Plan

**ZONED DISTRICT**

Compton-Florence

**PLANNING AREA**

Metro

**LAND USE DESIGNATION**

H18 (Residential 18)

**ZONE\***

R-3 (Limited Density Multiple Residence)

**PROPOSED UNITS**

N/A

**MAX DENSITY/UNITS**

N/A

**APPLICABLE STANDARDS DISTRICT\***

Florence-Firestone Community Standards District

**ENVIRONMENTAL DETERMINATION (CEQA)**

Class 1 Categorical Exemption – Existing Facilities

**KEY ISSUES**

- Consistency with the General Plan
- Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
  - Current Section 22.222.200 (Findings and Decision)
  - Former Section 22.56.1550 (Nonconforming Uses, Buildings and Structures)
  - Former Sections 22.20.300 – 22.20.330 (Development Standards for R-3 Zone)
  - Former Section 22.44.138 (Florence-Firestone Community Standards District)

**CASE PLANNER:**

Pauline Monroy

**PHONE NUMBER:**

(213) 204 - 9935

**E-MAIL ADDRESS:**

pmonroy@planning.lacounty.gov

\*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), 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.

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 68<sup>th</sup> 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 68<sup>th</sup> Street within the Compton-Florence Zoned District and the Metro Planning Area.
5. **PREVIOUS ENTITLEMENTS.**

<b>CASE NO.</b>	<b>REQUEST</b>	<b>DATE OF ACTION</b>
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**

<b>LOCATION</b>	<b>GENERAL PLAN LAND USE POLICY</b>	<b>ZONING*</b>	<b>EXISTING USES</b>
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
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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 68<sup>th</sup> 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

LOS ANGELES COUNTY  
DEPARTMENT OF REGIONAL PLANNING

DRAFT CONDITIONS OF APPROVAL  
PROJECT NO. 2018-003320-(2)  
NONCONFORMING REVIEW NO. RPPL2018005166

**PROJECT DESCRIPTION**

The project is the continued operation and maintenance of an existing nonconforming neighborhood market 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, this Condition No. 2 and Condition Nos. 4, 5, and 10 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 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. 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 1,086-square-foot nonconforming neighborhood market, which is attached to a single-family residence, 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 1,086-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 1,086-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 1,086-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 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 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 9, 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 of Approval.** This grant shall expire unless used within ninety (90) days from the date of decision for this 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 purposes 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 **June 27, 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 **an electronic 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. 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 - NONCONFORMING REVIEW**

23. **Scope of Approval.** This grant shall authorize the continued operation of a nonconforming neighborhood market or any subsequent other permitted use allowed by Condition 9, above.
24. **Termination of Nonconforming Status.** The right to operate the nonconforming neighborhood market, or any subsequent other permitted use allowed by Condition 9, above, shall be subject to the regulations set forth in County Code Sections 22.364.070.A.2.b (Existing Nonconforming Neighborhood-Serving Commercial Uses in Residential Zones) 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 six square feet in sign area, shall be permitted, provided no illumination is used. Digital signs are prohibited. 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 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, 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 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 7:00 a.m. to 9:00 p.m. daily. 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 is not permitted on the subject property.
37. **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 BURDEN OF PROOF

Pursuant to Zoning Code Section 22.56.1550, the applicant shall substantiate the following:

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

D.

A. 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; and/or

STAR MARKET HAS EXISTED FOR 30 YEARS  
 AND HAS SERVED - THE COMMUNITY WELL, BY NOT  
 HAVING. THIS MARKET TO PROVIDE SHOPPING FOR THE  
 PEOPLE IN THE AREA.  
 THIS THAT WOULD PROVIDE A HARD SHIP ON THE  
 PEOPLE WHO LIVES IN THE AREA.

A.

B. That such use, building or structure does not now and will not during the extension period requested:

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

THE REQUESTED USE OF THE LOCATION  
 WILL REMAIN THE SAME AS IT HAS FOR THE  
 PAST 30 YEARS. THERE WILL BE NO MATERIAL  
 CHANGE. WHAT SO EVER TO THE EXISTING PROPERTY.  
 IT SHALL NOT JEOPARDIZE NOR ENDANGER ANY OR ALL  
 NORMENACE TO THE GENERAL PUBLIC.  
 BUT, WILL OFFER THE BENEFIT OF SHOPPING TO AN  
 AREA. WHERE, STILL NO OTHER SMALL MARKETS EXIST.

## PROPOSED ENVIRONMENTAL DETERMINATION

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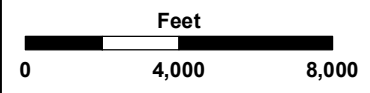
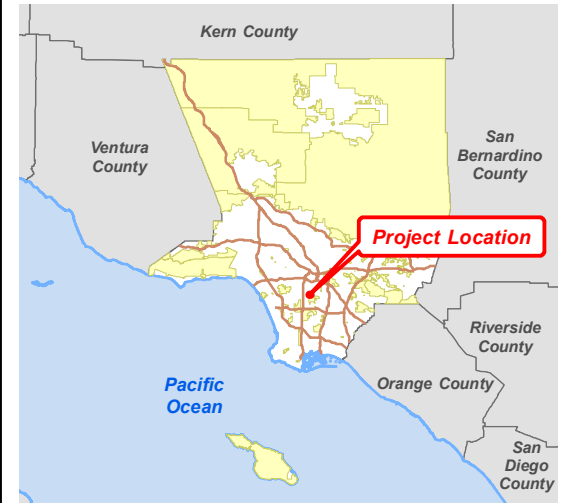
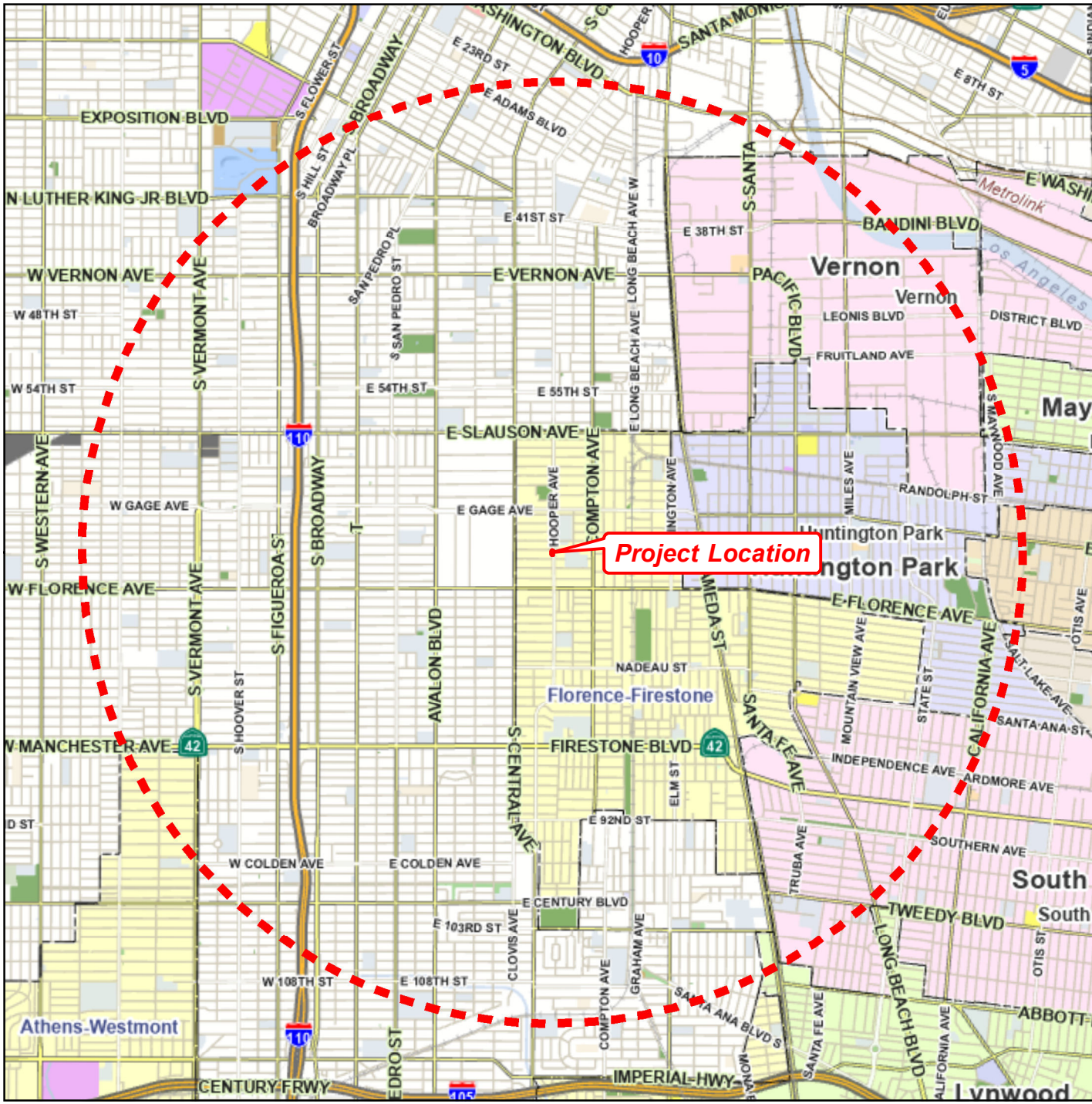
**DETERMINATION DATE:** March 26, 2026  
**PROJECT NUMBER:** 2018-003320  
**PERMIT NUMBER:** Nonconforming Review RPPL2018005166  
**SUPERVISORIAL DISTRICT:** 2  
**PROJECT LOCATION:** 1258 E 68th Street, Florence-Firestone  
**OWNER:** Heung K. Park  
**APPLICANT:** Heung K. Park  
**CASE PLANNER:** Pauline Monroy, Senior Planner  
pmonroy@planning.lacounty.gov

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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 (Existing Facilities) under State CEQA Guidelines Section 15301 because the Project is the continued operation and maintenance of an existing neighborhood market with no expansion of 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.

# 3-MILE RADIUS LOCATOR MAP

PROJECT NO. 2018-003320  
NCR RPPL2018005166



**LA COUNTY**  
**PLANNING**

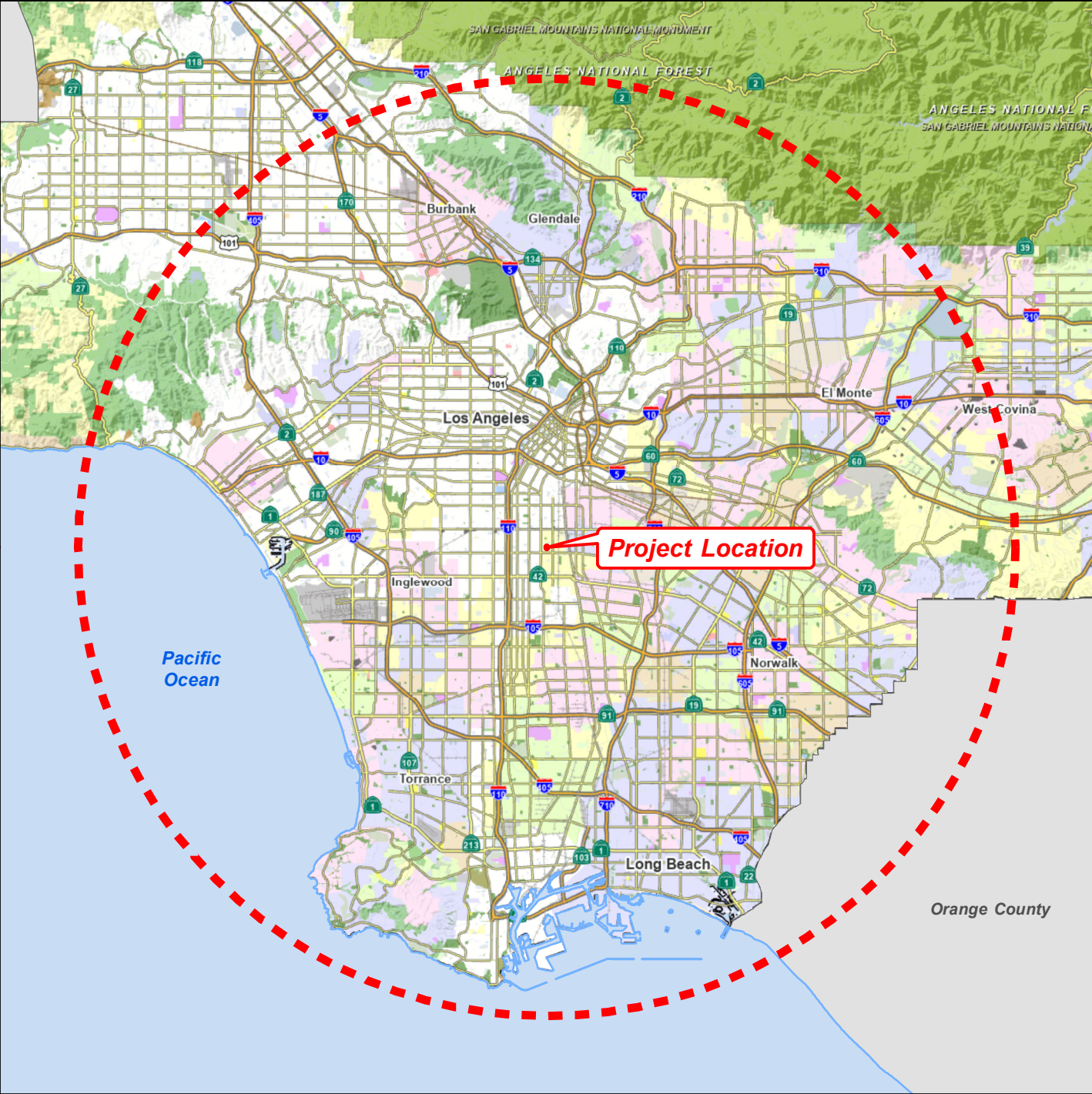
LOS ANGELES COUNTY  
Dept. of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

# 20-MILE RADIUS

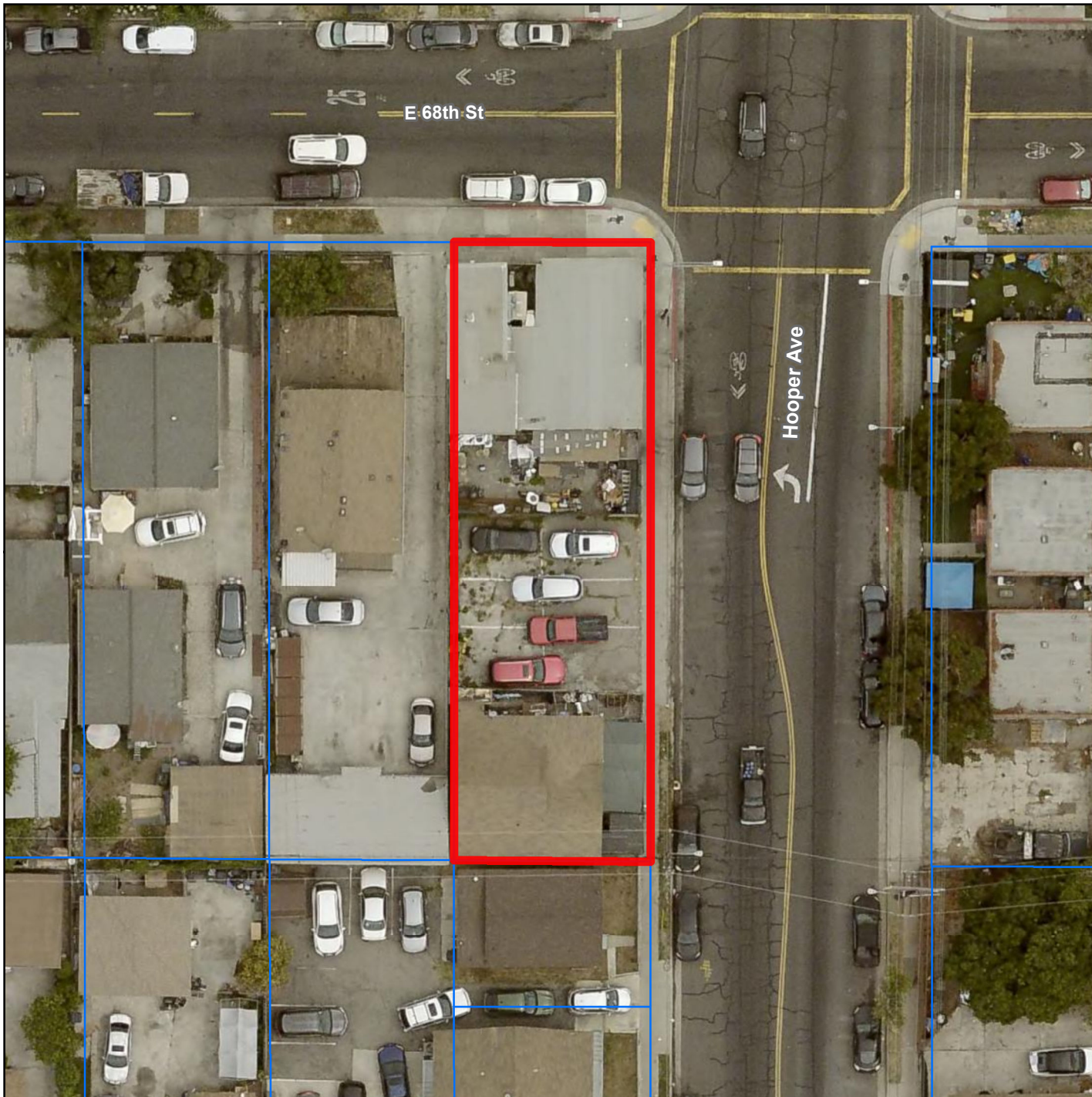
## LOCATOR MAP

PROJECT NO. 2018-003320

NCR RPPL2018005166



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



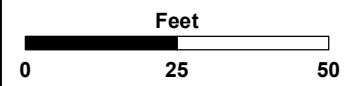
# AERIAL IMAGERY

## SITE-SPECIFIC MAP

PROJECT NO. 2018-003320

NCR RPPL2018005166

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



LA COUNTY  
**PLANNING**

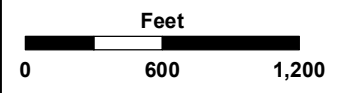
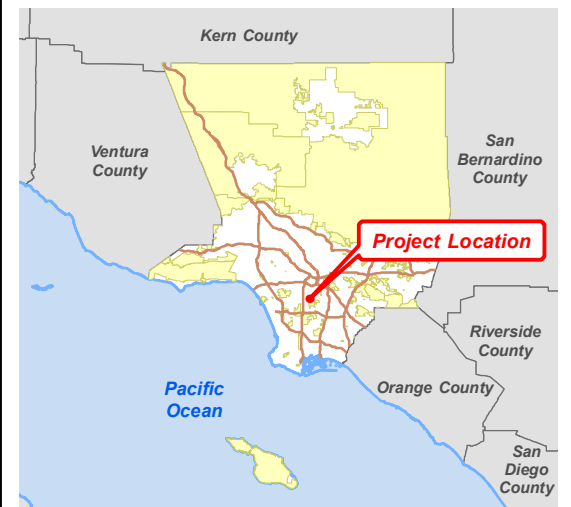
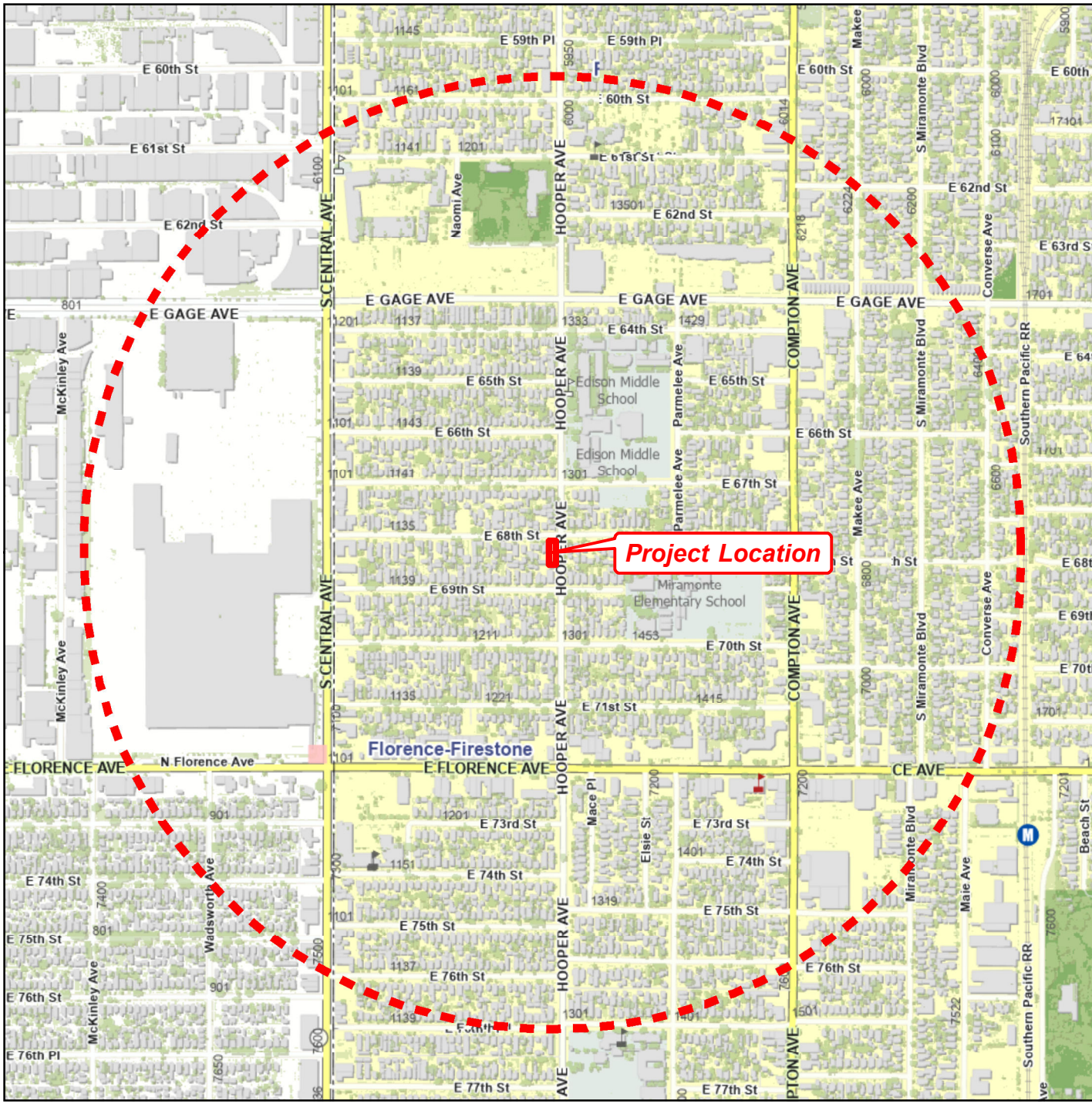
LOS ANGELES COUNTY  
Dept. of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

# HALF-MILE RADIUS

## LOCATOR MAP

PROJECT NO. 2018-003320

NCR RPPL2018005166






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

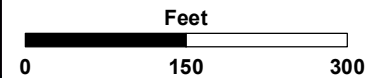
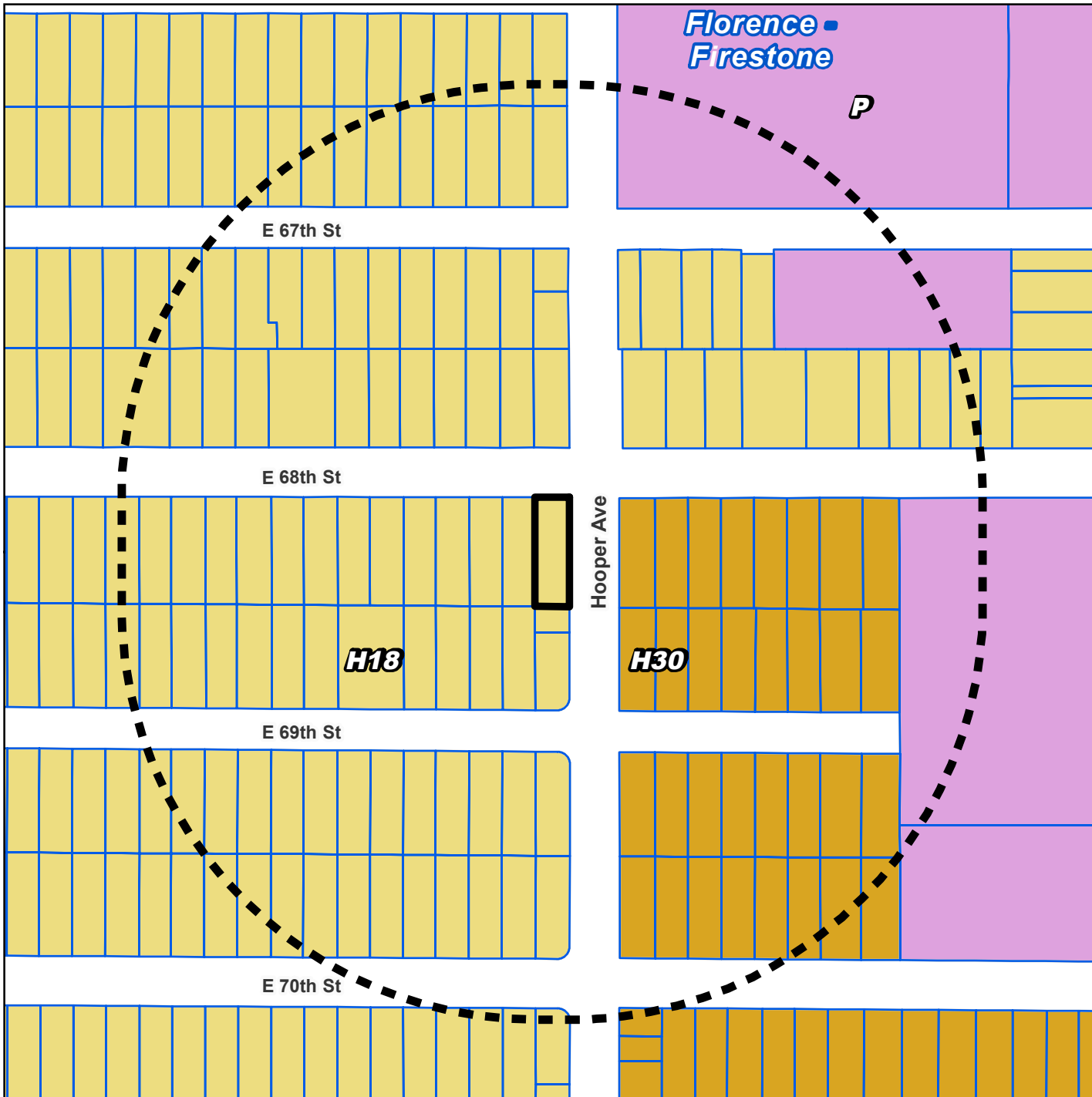
# LAND USE POLICY

## 500-FOOT RADIUS MAP

PROJECT NO. 2018-003320

NCR RPPL2018005166

-  H18 - Residential 18
-  H30 - Residential 30
-  P - Public and Semi-Public



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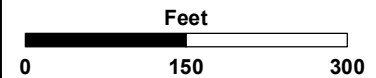
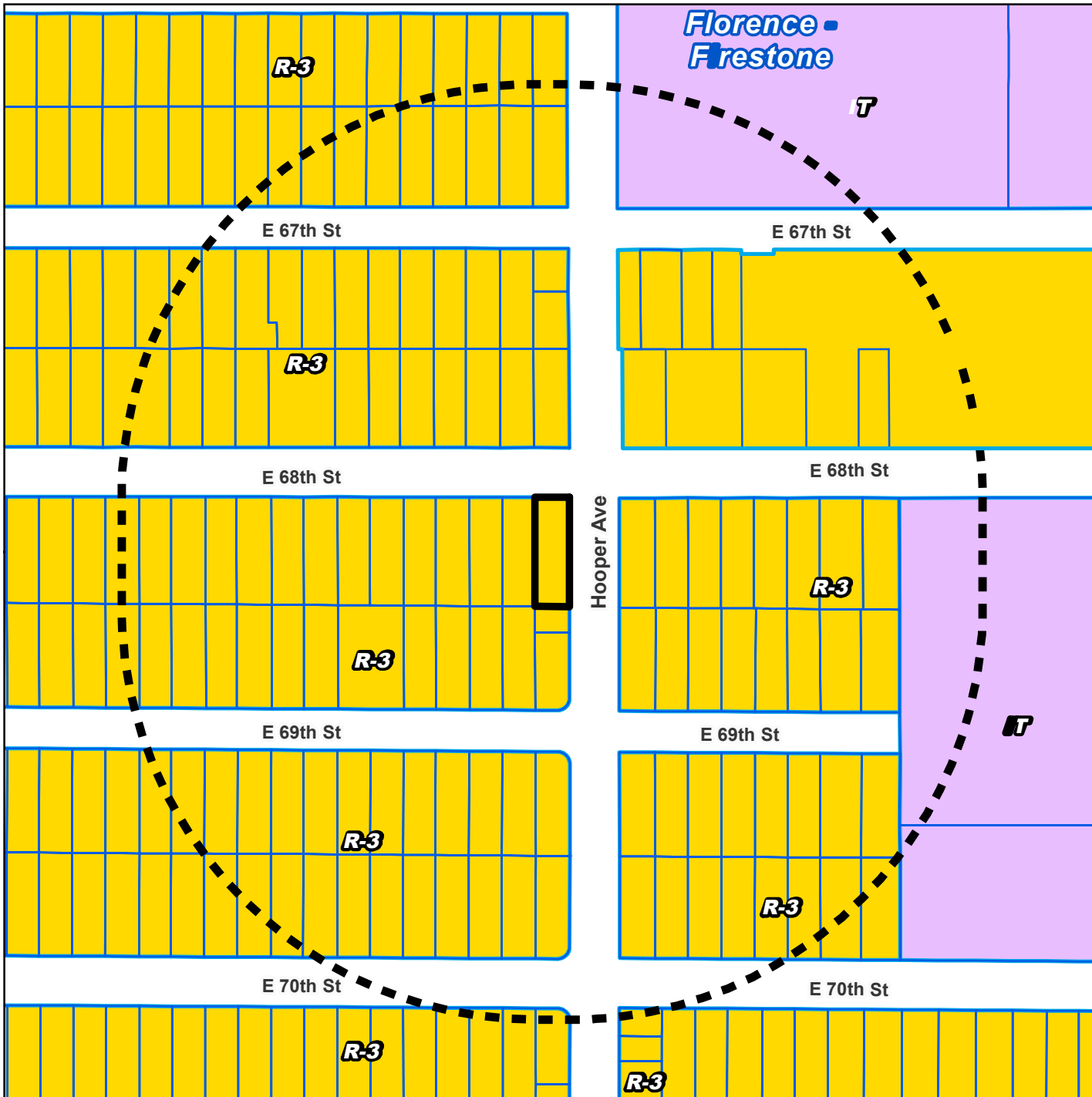
# LEGACY ZONING

## 500-FOOT RADIUS MAP

PROJECT NO. 2018-003320

NCR RPPL2018005166

-  IT - Institutional
-  R-3 - Limited Multiple Residence



LA COUNTY  
PLANNING

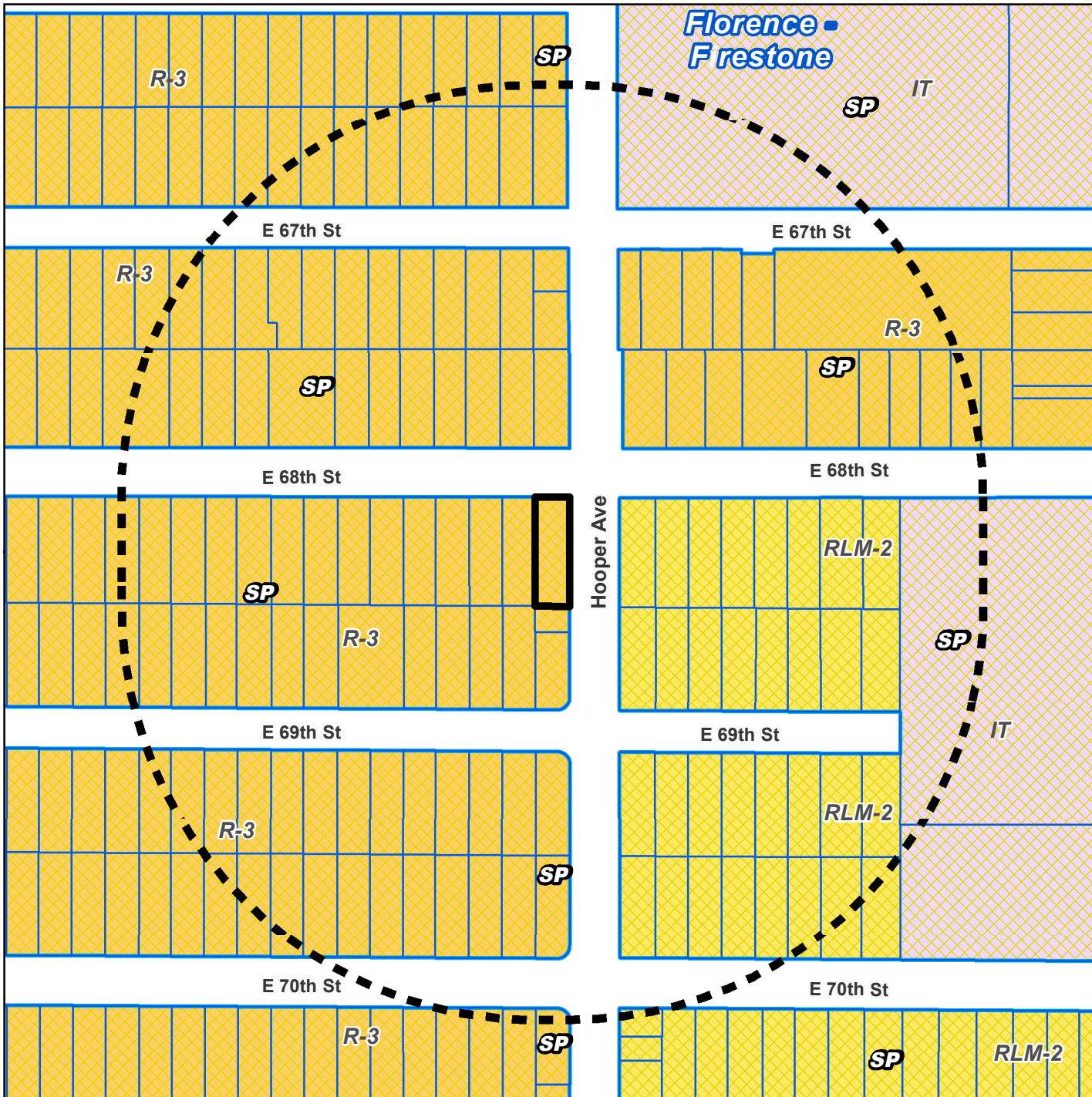
LOS ANGELES COUNTY  
Dept. of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012




# ZONING

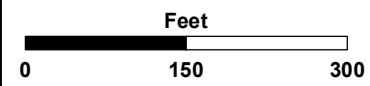
## 500-FOOT RADIUS MAP

PROJECT NO. 2018-003320

NCR RPPL2018005166



-  SP - Specific Plan
  -  IT - Institutional
  -  RLM-2 - Residential Low-Medium 2
  -  R-3 - Limited Density Multiple Residence
- Florence - Firestone TOD**



**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

February 10, 2026

**Subject:** Nonconforming Review (NCR) Consultation for Sale of Alcohol  
**Project No.:** 2018-003320  
**Permit No.:** RPPL2018005166  
**Establishment:** Star Market  
**Location:** 1258 E 68th Street Los Angeles, CA 90001  
**Description:** NCR to authorize the continued operation of a market with the sale of Beer and Wine (Type 20) for off-site consumption in an existing 1,068 sq. ft. market/convenience store on a property with two single-family residences.

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

The Los Angeles County Sheriff's Department has responded to zero total calls for service at 1258 E 68th Street, Los Angeles, in the past five years.

**(2) Comments/recommended conditions:**

There have been zero calls for service at the location. This establishment has not been a problem.

**(3) Overall recommendation:**

- Sheriff recommends approval of this CUP.
- Sheriff does **NOT** recommend approval of this CUP.

Sincerely,

Robert G. Luna, SHERIFF

Christopher R. Minott, Captain  
Century Sheriff's Station

211 WEST TEMPLE STREET, LOS ANGELES, CALIFORNIA 90012

*A Tradition of Service*  
— Since 1850 —